

# INDICATIVE SCHEDULE OF FINISHES

## Exterior

|                               |  |
|-------------------------------|--|
| <b>Walls</b>                  | Reinforced concrete walls and lightweight cladding. Architectural feature panels as per drawing and render |
| <b>Facade Feature Screen</b>  | External grade paint finish  |
| <b>Roofing</b>                | Colorbond sheeting. Concrete roofing   |
| <b>Guttering</b>              | Colorbond or similar   |
| <b>External Balustrade</b>    | Frameless glass  |
| <b>External Windows</b>       | Powder-coated aluminium frames. Generally 6mm standard glazing or equivalent                               |
| <b>External Sliding Doors</b> | Powder-coated aluminium frames. Generally 6mm standard glazing or equivalent                               |
| <b>Exhaust Louvre Grills</b>  | Weather proof exhaust louvres  |
| <b>Common Lighting</b>        | Downlights or surface mounted fittings as required   |
| <b>Security Gates</b>         | Auto remote-controlled gate to car park. 2 remote controls per apartment included                          |
| <b>Letterboxes</b>            | Powder coated aluminium lock-up letterboxes  |
| <b>Store Room</b>             | 1 fully secure store room provided to each apartment   |

## Interior

|                                |   |
|--------------------------------|---|
| <b>Party Walls</b>             | Fire rated solid wall. Acoustic insulation as per BCA requirements  |
| <b>Internal Walls</b>          | Painted lightweight walls   |
| <b>Ceilings</b>                | Painted plasterboard ceilings. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services |
| <b>Bulkheads</b>               | Painted flush bulkheads   |
| <b>Entry Doors</b>             | Fire rated self-closing door  |
| <b>External Door Hardware</b>  | Brushed stainless steel   |
| <b>Interior Doors</b>          | Painted panel doors   |
| <b>Door frames</b>             | Painted steel door frames   |
| <b>Built-in robes</b>          | Sliding mirror doors complete with shelf and hanging rail   |
| <b>Internal Door Furniture</b> | Quality knobs as per interior selections  |

## Joinery

|                                |   |
|--------------------------------|---|
| <b>Cabinets</b>                | Laminate boards as per colour scheme. Soft close drawers provided |
| <b>Kitchen Bench Tops</b>      | 20mm silestone stone benchtop                                     |
| <b>Cupboard Door Furniture</b> | Selected designer range handles                                   |

## Wall finishes

|                           |  |
|---------------------------|--|
| <b>Laundry</b>            | Quality ceramic wall tile or similar above trough and skirting |
| <b>Kitchen Splashback</b> | Selected tile as per colour scheme                             |
| <b>Bathroom/Ensuite</b>   | Ceramic tiles to 2100mm as per building plans & elevations     |

## Floor finishes

|                       |   |
|-----------------------|---|
| <b>Bedrooms</b>       | Quality Carpets                           |
| <b>Skirting</b>       | Painted MDF. Square edge profile          |
| <b>Kitchen/Living</b> | Fully vitrified tile on acoustic underlay |
| <b>Wet Areas</b>      | Fully vitrified tile on acoustic underlay |
| <b>Patio/Balcony</b>  | Fully vitrified tile to match living      |

## Appliances

|                         |                                       |
|-------------------------|---------------------------------------|
| <b>Cook top</b>         | European 60cm black ceramic cooktop   |
| <b>Oven</b>             | European 60cm electric built-in oven  |
| <b>Range Hood</b>       | European 60cm recirculating rangehood |
| <b>Hot Water System</b> | Eco smart electric hot water unit     |
| <b>Air Conditioning</b> | Ducted reverse cycle                  |

## Sanitary fixtures & tapware

|                            |   |
|----------------------------|---|
| <b>Kitchen Tap</b>         | Designer tapware                                    |
| <b>Kitchen Sink</b>        | 1.5 bowl stainless steel inset or similar           |
| <b>Basin Tap Sets</b>      | Designer single lever basin mixer                   |
| <b>Basins</b>              | Semi inset white ceramic basin                      |
| <b>Toilet</b>              | Vitreous china wall faced suite with soft close lid |
| <b>Shower Head</b>         | Adjustable chrome shower head and rail              |
| <b>Shower Mixer</b>        | Chrome wall mixer                                   |
| <b>Shower Screen</b>       | Semi frameless toughened glass                      |
| <b>Laundry Trough Taps</b> | Chrome mixer  |
| <b>Laundry Trough</b>      | Stainless steel trough with cabinet                 |
| <b>Towel Rail</b>          | Double chrome towel rail                            |
| <b>Toilet Paper Holder</b> | Chrome toilet roll holder                           |

## Electrical

|                                |   |
|--------------------------------|---|
| <b>Smoke Alarm</b>             | Hard wired to electrical specification  |
| <b>External Lighting</b>       | Surface mounted   |
| <b>Internal Light Fittings</b> | Surface mounted and recessed LED  |
| <b>Pay TV Point</b>            | Provided to living and master bedroom. Foxtel backbone wiring throughout building (subscription by residents) |
| <b>Security</b>                | Fob access to front door, basement, lift and floors   |
| <b>Internet</b>                | NBN provisions to all apartments (connection and subscription by resident)                                    |
| <b>GPO/Switch Plates</b>       | Clipsal C2000 series or similar   |
| <b>Data</b>                    | Two data/telephone points per apartment   |
| <b>Intercom</b>                | Voice intercom to all apartments from main entrance lobby   |