

SCHEDULE OF FINISHES

COMMON AREAS

- External Walls – a combination of rendered brickwork with painted texture coat and panel cladding systems in colour palette from white through to silver-grey and blue.
- Roof – Lysaght 'Spandek' in Colorbond (or similar) to match selected colour scheme.
- Window / sliding door frames – commercial grade powdercoat aluminium to match selected colour scheme.
- Glazing – to satisfy glazing codes, acoustic report and energy efficiency requirements.
- Balustrade – powdercoat aluminium framed glass or powdercoat vertical railing.
- Handrails – powdercoat aluminium.
- Car Parking – on ground and first floor levels with some stackers and the car parks secured by automated roller grilles.
- Store – one lockable store room for each residential apartment located on private balconies.
- Letterboxes – powdercoat aluminium modular mailboxes with front retrieval.

INTERNAL

- Foyer Entrance – tiling to floors.
- Ceiling – paint finished flush plasterboard.
- Cornice – shadow-line type cornice (or similar).
- Walls – tiled and painted flush plasterboard walls.
- Access Control – electronic access control to Entrance and Stairwells.
- Intercom – audio intercom with electronic controlled access to residential entry and stairwells.
- Separate lifts and lobbies for commercial and residential users.

RESIDENTIAL APARTMENTS

General

- 2700mm high ceilings – paint finished flush plasterboard & concrete skim coat to slabs.
- Walls – paint finish plaster and plasterboard.
- Skirtings.
- Cornice – shadow-line type cornice.
- Air conditioning – reverse cycle air conditioning to living areas (split-systems).
- Flooring – acoustic rated design vinyl timber boarding to Kitchen, Dining and Living spaces.
- Entry Doors – fire rated, solid core, flush panel doors with paint finish.
- Internal doors – foam filled flush panel doors.
- Door hardware – Lockwood /Gainsborough or similar.
- Lighting – combination of energy efficient LED or halogen downlights with surface-mounted light fittings to meet Building Code of Australia requirements. Switches are flush-mounted Clipsal Series 2000.
- Smoke Alarms – supplied and installed as required by the Building Code of Australia.
- Master Antenna TV/Foxtel – television points with provisioning for Foxtel in living and master bedroom.
- Windows – powdercoat commercial sections with insect screens to openable windows and sliding doors.
- Phone and data connection – category 6 cabling to facilitate NBN within apartments to reticulate phone and internet services to Living and Master Bedroom.

Balcony

- Flooring – vitrified ceramic floor tile.
- Balustrades – glass panels with powdercoat aluminium frames to match window system.

Kitchen

- Benchtops – 20 mm polished engineered stone bench tops.
- Splashbacks – large format 600 x 300mm wall tiles as per selected colour scheme.
- Cupboard doors and drawers – pre-finished board with stainless steel handles and soft closers.
- Microwave oven recess in cabinetwork.
- Sink – 1¼ stainless steel sink with designer wastes (or similar).
- Tapware – polished chrome slimline gooseneck sink mixer (or similar).
- Cooktop – 60 cm 4 burner ceramic electric cooktop (or similar).
- Oven – European style stainless steel & black glass 60 cm electric oven (or similar).
- Rangehood – 60 cm built in stainless steel slide out rangehood (or similar).
- Dishwasher – 60 cm white or stainless steel built in dishwasher (or similar).
- Lighting – pendant light over Kitchen island bench.

Bathroom / Ensuite

- Benchtops – 20 mm polished engineered stone bench tops.
- Tiling – ceramic floor tiles and 400 x 200mm wall tiles to showers, splashbacks and skirtings.
- Cupboard doors and drawers – pre-finished MDF board with stainless steel handles and soft closers.
- Basins – white vitreous china vanity basin (large format when combined with laundry).
- Tapware and showerhead – polished chrome mixer outlets and fittings.
- Hot water system – 80 litre electric storage.
- Mirror – frameless.
- Shower screen – powdercoat aluminium semi-frameless laminated clear glass screen & door.
- Toilet – white vitreous china back to wall toilet and cistern with soft close seat (or similar).
- Accessories – chrome towel rail and toilet roll holder.

Laundry (including bathroom combination)

- Integrated built-in cabinet enclosure for washing machine and dryer with taps and waste.
- Tiling – floor, splashback and skirting tile.
- Cupboards – pre-finished board with stainless steel handles.
- Trough – large format vitreous china hand basin in combination with bathroom vanity.
- Tapware – polished chrome slimline sink mixer and washing machine taps.
- Dryer – 3.5 kg white wall mounted vented dryer in built-in cabinet.

Bedrooms

- Walls – painted plaster or plasterboard.
- Ceilings – painted plaster or plasterboard with shadow-line type cornice.
- Robes – W.I.R or sliding door system (or similar) with mirrored panel finish, shelf and rail.
- Flooring – carpet to Bedrooms – wool blend textured loop pile.