

SCHEDULE OF FINISHES ISSUE C

GENERAL EXTERNAL AND INTERNAL CONSTRUCTION

- Floor: Reinforced concrete slab
- External walls: Concrete panel and/or blockwork/FC with textured finish externally and Colourbond panels
- Walls between units: Fire and sound rated masonry walls lined both sides with painted plasterboard
- Internal walls: Stud walls lined with plasterboard and paint finish
- Roof: Zinalume metal deck roof with insulation
- Balcony doors & windows: Powdercoated aluminium frames with glazing
- Internal doors: Satin painted flush panel doors
- Unit entry door: Timber veneer, satin clear finish, solid core fire rated door
- Linen doors & broom cupboard: Satin painted flush panel door with shelves. (4 shelves to linen)
- Door hardware - front door: Lever with mortice lock
- Door hardware - internal door: Satin chrome levers with privacy set to bathroom, ensuite and main bedroom
- Cabinet hardware: Designer handles
- Lighting: Selected surface mounted fittings and recessed down light fitting.
- Balustrades: Powdercoated aluminium framed and/or texture coated masonry
- Sun/privacy screens: Powdercoated or clear anodized aluminium framed screens (refer unit plans if applicable)
- Awnings: Powdercoated framed with metal roof sheeting over (refer unit plans if applicable)
- Balconies: Ceramic floor tiles. Texture painted concrete soffit or painted lining
- Driveways & paths: Select features as per landscape plan
- Fencing: A mixture of metal, timber and masonry
- Hot water service: Hot water unit, with individual metering
- External glass: Clear
- Bulkheads: Flat acrylic paint on plasterboard as required for services
- Floor to ceiling height: Generally 2.55m (excluding bulkheads and wet areas)
- Visitor carparking: On site visitor carparking

CAR PARK

- Floor: Reinforced concrete steel trowel finish. Carparks are numbered and lines marked
- Walls: Reinforced concrete panels/blockwork to external walls of lift and stairs only
- Ceiling: Off form concrete slab soffits

WALKWAYS/ACCESSWAYS

- Walls: Texture coated masonry and painted
- Ceilings: Textured paint finish to concrete soffits or painted lining

ACCESS AND EGRESS STAIRS

- Floor: Concrete stairs
- Walls: Face Blockwork
- Balustrade: Powdercoated aluminium framed
- Stair soffits/ceilings: Off Form Concrete

SECURITY

- Lighting to foyers, carpark areas and grounds
- Audio intercom system to all apartments

LIFT

- Passenger electric traction lift

ELECTRICAL

- Free to air television points to living, bedroom 1 and bedroom 2
- Pay TV/Broadband points to living, bedroom 1 and bedroom 2
- Telephone points to bedroom 1, bedroom 2, and kitchen or entry
- 1 phone line to each apartment

AIR-CONDITIONING

- 2 bedroom, and 1 bedroom + Multi Purpose Room apartments: Split system Air-Conditioning to living and Bedroom 1 only
- 1 bedroom apartments: 1 dual head Split system Air-Conditioning (1 head to living area and 1 head to Bedroom)

COMMUNICATIONS

- All apartments prewired for pay television
- Category 5 unshielded twisted pair cabling providing telephone and data services to each apartment
- Internet access via broadband ADSL

ENTRY, LOUNGE, LIVING AND DINING

- Floor: Ceramic tile
- Walls: Washable low sheen acrylic paint
- Ceilings & cornice: Painted plasterboard lining. Square set cornice
- Skirting: Paint grade splayed timber skirting
- Architraves: Paint grade splayed timber architrave



BEDROOMS AND ROBES

- Floor: Carpet on underlay
- Walls: Washable low sheen acrylic paint
- Ceilings & cornice: Painted plasterboard lining. Square set cornice
- Skirting: Paint grade splayed timber skirting
- Architraves: Paint grade splayed timber architrave
- Walk in robes: 1 Shelf, hanging rail. One set of open shelves
- Built in robes: Sliding doors with mirrored and glass panels. One shelf, hanging rail

KITCHEN

- Floor: Ceramic tiles
- Walls: Washable low sheen acrylic paint
- Ceiling & cornice: Texture paint finish or painted plasterboard lining. Selected cornice or trim to ceiling
- Benchtops: 20mm reconstituted stone top
- Splashback: Ceramic tiles behind bench to height of 600mm
- Cupboards: Selected laminate to doors and drawers
- Kickboards: Selected laminate finish
- Pantry: Selected laminate finish with fixed shelves

KITCHEN FITTINGS

- Sink: 1 Bedroom Unit - 1 bowl stainless steel sink
2 Bedroom Unit - 1 1/2 bowl stainless steel sink
- Tapware: Sink Mixer or equivalent
- Under bench oven: European brand oven
- Cooktop: European brand cook top (Electric)
- Rangehood: European brand slide out recirculating range hood
- Dishwasher: Included

BATHROOM AND ENSUITE

- Floor: Ceramic tiles
- Walls: Ceramic tile floor to ceiling
- Ceiling and bulkheads: Painted plasterboard ceiling with bulkheads as required for services

- Vanity bench top: 20mm reconstituted stone top and apron
- Vanity cabinet work: Select laminate to doors and drawers with white melamine finish internally
- Mirror: Framed mirror to full length of vanity unit

BATHROOM AND ENSUITE FITTINGS

- Shower screen: Powder coated aluminium with clear glass semi frameless and pivot door as determined by Builder
- Vanity basin: Semi recessed Vitreous China
- Toilet suite: White vitreous china dual flush
- Tapware: Chrome mixers
- Accessories: Towel rail, towel hook, toilet roll holder in a chrome finish

LAUNDRY

- Floor: Ceramic tiles
- Wall: Ceramic tile splashback and skirting with low sheen acrylic paint elsewhere
- Ceiling: Painted Plaster Board ceilings with bulkheads as required for services
- Cupboards: Selected laminate on doors, drawers and kickplate
- Tapware: Chrome laundry set
- Laundry sink: Stainless steel mini tub with cabinet under

BLINDS

- Roller blinds to external windows and sliding doors excluding wet area windows

NOTES

- General: This list is indicative only and is subject to Variations and substitutions in accordance with the Contract Terms.
- Stone: The fact that stone is a naturally occurring material, variation in colour, consistency and fault lines cannot be controlled. The Seller will endeavour to match the stone displayed in the Sales Office and on the Finishes Boards, but can not guarantee the stone surface pattern and colour will not vary.