

EXTERIOR

Walls	AFS, Painted Pre-cast concrete or masonry with feature panels as per architectural drawings
Floor Structure	Concrete
Roofing	Trimdeck or similar
Windows	Powdercoated aluminium frame with keyed locks & flyscreens
Sliding Doors	Powdercoated aluminium frame with key locks & flyscreens.
Balustrade	Combination of glazed with powder coated aluminium frame or AFS or precast/masonry panels to apartment balconies.
Exhaust Louvre Grilles	Powder coated aluminium
Stairs & Walkways	Covacrete spray paving or similar
Balconies	Ceramic floor tiles
Driveway	Concrete
Traffic Gates	Automated powdercoated aluminium security traffic gate as per architectural drawings.
Letterboxes	ADP Metro lockable or similar
Landscaping	Landscaping and reticulation to Wellington Street verge, ground floor outdoor living area & roof garden.

APARTMENT INTERIOR

Party Walls	Combination of AFS, Pre-cast concrete or masonry lined with painted plasterboard.
Internal Walls	Painted plasterboard lined steel stud framing
Ceilings	Combination of painted skim coat to concrete soffits (2.60 metre ceiling heights) and painted flush plasterboard to dropped ceilings (2.40 metre ceiling heights).
Cornice	75 mm cove - painted
Insulation	Included to upper floor apartment ceilings
Entry Doors	Solid core flush panel - painted
Interior Doors	Flush panel - painted
Store Doors	Flush panel - painted
Robe Doors	Powdercoated aluminium framed with sliding glass mirrors.
Robe Fitout	Includes shelf and hanging rail
Linen Cupboard	Includes shelving
Entry Door Furniture	Stain chrome lever with mortice lock & door closer
Internal Door Furniture	Satin chrome lever
Door Seals	Weatherproof seal to entry doors.
Skirtings	Splayed MDF - painted
Floor Finish	Carpet - 100% nylon 24oz on foam underlay

KITCHEN

Benchtop	Square edge reconstituted stone
Upstand	Square edge laminate
Cupboard Doors	Square edge laminate
Handles	Included
Pot Drawer	Included
Overhead Cupboards	Included
Dishwasher Recess	Included
Microwave Recess	Included
Splashback	Ceramic tiling
Cooktop	Omega - Stainless steel
Oven	Omega - Stainless steel
Rangehood	Omega - Stainless steel
Kitchen Sink	2 bowl stainless steel
Sink Mixer	Single lever sink mixer with swivel spout - chrome finish
Floor Finish	Ceramic tiles

ENSUITE & BATHROOM

Vanity Benchtop	Square edge laminate
Vanity Doors	Square edge laminate
Handles	Included
W/C	White vitreous china toilet pan and cistern with chrome buttons (AAAA rated)
Basins	White vitreous china semi-recessed
Vanity Mixers	Single lever standard basin mixer - chrome finish
Shower Mixer & Rose	Shower wall mixer - chrome finish with handshower on rail - chrome finish
Toilet Roll Holder	Polished stainless steel
Towel Rail	Polished stainless steel
Mirrors	Silver mirror with flat ground edges
Shower Screens	Framed, tri-slider, clear glass, powder coat frame.
Floor Finish	Ceramic tiles
Wall Finish	Ceramic tiles to 2000mm in shower recess, two rows to vanity splashback & one row to skirting

LAUNDRY

Laundry Trough	45 litre trough & cabinet
Trough Taps	Single lever mixer tap - chrome finish
Washing Machine Taps	Washing machine cocks - chrome
Clothes Dryer	Included
Floor Finish	Ceramic tiles
Wall Finish	Ceramic tiles to two rows over trough.

LIFTS

Lifts	Twin 13 person machine room less lifts with stretcher capability
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ELECTRICAL

Smoke Alarm	Included
Fire Alarm	Included
Light Fittings	Included
TV/Foxtel Points	Included
Power Outlets	Included
Telephone Points	Included
Exhaust Fans	To bathroom, ensuite and laundries
Hot Water System	80 Litre electric storage hot water system
Air Conditioning	Reverse cycle split system air conditioner provided to living room

SECURITY

Intercom	Audio intercom handset with automatic main lobby door station release to each apartment and master intercom station at lobby
Traffic Gates	Remote control access to all traffic gates
Lobby Doors	Proximity card reader & internal push button release to lobby doors
Security Lighting	Included

LIFESTYLE AREA

Outdoor Living Area	Includes: water feature, raised timber deck, casual furniture, common toilet facilities, first aid room and landscaping.
Roof Garden	Includes water feature, BBQ, deck, landscaping and casual furniture
Gymnasium	Fully equipped with gym equipment & reverse cycle air conditioning
Residents Lounge	Includes reverse cycle air conditioning, tea prep area, casual furniture and home cinema.
Entrance Lobby	Includes ceramic tiling and furniture & fittings

Indicative schedule of finishes only.
Please refer to the contract of sale.