

SCHEDULE OF FINISHES

LUXE APARTMENTS

EXTERIOR

Walls	AFS Concrete Logic Wall system with paint finish
Floor	Concrete
Roofing	Klip-lock or similar
Windows	Powdercoated aluminium frame with keyed locks & flyscreens
Sliding Doors	Powdercoated aluminium frame with key locks & flyscreens.
Balustrade	Combination of clear glazed with powder coated aluminium frame, powdercoated aluminium and AFS with powdercoated aluminium handrail.
Walkways	Tiled
Balconies	Tiled
Driveway	Concrete
Vehicle Security Gates	Automated powdercoated aluminium security traffic gate.
Letterboxes	ADP Metro lockable or similar
Landscaping	Included

APARTMENT INTERIOR

Party Walls	AFS Concrete Logic Wall system with combination of plasterboard lining & painted finish.
Internal Walls	Painted plasterboard lined steel stud framing
Ceilings	Combination of painted skim coat to concrete soffits (2.80 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
Entry Door Furniture	Satin chrome lever with mortice lock & door closer
Internal Door Furniture	Satin chrome lever
Door seals	Weatherproof seal to entry doors
Skirtings	Played MDF - painted
Floor finish	Carpet included

KITCHEN

Benchtop & Slab End	Diamond Gloss laminate with ABS or similar edging
Cupboard Doors	Square edge laminate with ABS edging
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	1 3/4 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 with ABS edging
Vanity Doors	Square edge laminate with ABS edging
W/C	White vitreous china toilet pan and cistern with chrome buttons (4 star WELS 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, pivot door, 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	35 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	Included
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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 to Living Room

SECURITY

Intercom	Audio visual 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

Swimming Pool	Included
Water Feature	Included
Barbeque	Included
Outdoor Gym Equipment	Included
Landscaping	Included
Casual Furniture	Included
Entrance Lobby	Includes ceramic tiling and furniture & fittings

