



LEVEL 2 APARTMENTS SCHEDULE OF FINISHES AND FITTINGS.

INTERNAL FINISHES

28.07.08

KITCHEN

Benchtop	Silestone, architectural stone
Walls	Colour back glass splash backs above benchtops.
Cupboard Doors	Vinyl wrap finish. Kick recesses:- Laminated Overhead cupboards to match door finish.
Convection Oven/ Microwave	Omega – stainless steel finish.
Cooktop	Omega - Gas
Cooktop Exhaust	Omega Concealed. Has speed fan control and built in lights. Ducted to outside the building.
Kitchen sink	1 and ½ Bowl under mount sink Flick mixer sink tap with extended spout. .
Fridge	Omega –fridge / freezer
Dishwasher	Omega 45 cm
Rubbish Bin	Fitted inside cupboard door.
Electrical Outlets	Provided for all appliances and also above benches for general kitchen use.
Telephone	Located beside kitchen bench top.
Floors	Ceramic Floor Tiles.

LAUNDRY

Laundry Tub	46 Litre stainless steel tub with flickmixer with extended spout.
Washing Machine	Omega washer and dryer combo
Walls	Water resistant plasterboard with ceramic tile splashbacks above benchtops.
Floors	Ceramic Floor Tiles. Floor waste installed.
Electrical Outlets	Provided for combo washing machine and dryer and an outlet above the bench.

EN-SUITE / BATHROOM

Vanities	Silestone, architectural stone Flickmixer tape, chrome plate finish.
Toilet Suites	Vitreous china, colour: - white.
Shower Screens	Pivot door shower screens, powdercoated frame, clear glass
Shower Base	Ceramic Floor Tiles.
Mirrors	Mirrors with polished edges above vanities
Walls	Painted Water resistant plasterboard, ceramic tiled splashbacks & showers
Floors	Ceramic Floor Tiles. Floor wastes in bathroom.
3 in 1 Ceiling Unit	Provides exhaust ventilation (ducted to outside), infra-red heat lamps and lighting
Other Electrical Services	Halogen downlights above vanity and wall power outlet
Heated Towel Rails	Wall mounted in both ensuite and bathroom
Fixtures and Fittings	Designer toilet roll holder and towel rail. Chrome finish. Robe hook on back of doors.

LIVING/DINING

Walls and Ceilings	Painted plasterboard. Electrical fittings on walls include power outlets, television and computer outlets. (Refer to Services section for details).
Lights	Halogen low voltage recessed downlights with gimbel adjustable action
Floors	80/20 wool carpet on quality rubber underlay.

BEDROOMS

Walls and Ceilings	Painted plasterboard. Electrical fittings on walls include power outlets, television (master bedroom only) and telephone outlet (master bedroom only)
Lights	Halogen low voltage recessed downlights with gimbel adjustable action
Floors	80/20 wool carpet on quality rubber underlay.
Wardrobes	Powdercoated Aluminum track and frame with mirror doors

INTERNAL FINISHES

GENERAL

Entry Door	Flush, painted fire rated door, with doorstop.
Internal Doors	Solid core flush painted doors with doorstop to each door.
Door Furniture	Dorma – Bicheno door handles.
Skirting's	Purpose made timber. Painted
Architraves	Purpose made timber. Painted
Cornices	Square set plaster.
Walls between Apartments	Fire rated and acoustically treated plasterboard walls
Floors between Apartments	200mm thick reinforced concrete and fire rated floors
Insulation	R3.5 batts in roof spaces

SERVICES

Air-Conditioning	Reverse cycle split ducted system with wall mounted thermostat control.
Hot Water	Electric hot water cylinder.
Electrical Meters	Separate electric meters utilising Tariff T31-light and power and Hydroheat Tariff T42 for hot water and air conditioning.
Power Outlets, Lightswitches	Clipsal Slimline Series. White or Beige colour.
Television Outlets	Can connect to Pay - TV and Free to air TV.
Computer Outlets	Cat 5e outlets connected to Broadband/ADSL Internet access
Intercom	Video intercom from each apartment to front door with remote release of door

EXTERIOR FINISHES

GENERAL

Carpark Security Gate	Operated by controller from car
Windows and Sliding Doors	Powdercoated aluminum. External doors provided with locks, windows with sash catches
Balcony balustrades	Glass
Roof	Colorbond metal
Walls	Vitrabond – aluminum composite paneling