



Specifications

EXTERIOR BUILDING FABRIC

External Walls

Face brickwork at lower levels. Textured paintwork finish to AFS and concrete walls at upper levels.

Windows & Sliding Doors

Powder coated aluminium framed windows/sliding doors with glazing.

Fly screens

Powder coated aluminium framed fly screens to operable windows and sliding doors.

Balustrades

Powder coated aluminium glazed balustrade.

Balconies

Slip resistant ceramic floor tiles (as per Designer's colour scheme boards) with quality light fittings.

Landscaping

As per architectural plans.

Letter boxes

Powder coated aluminium letterboxes.

ENTRY LOBBY & APARTMENT LOBBIES, CARPARK

Ground Floor lift lobby/entries

Slip resistant ceramic tile (as per Designer's colour scheme boards).

Apartment Floor Corridors

Carpet with underlay (as per Designer's colour scheme boards).

Lift Interiors

Selected lift car finishes.

CAR PARKING

Car Parking

Secured residential car parking as per apartment plans.

Visitor Bays

As per plans.

Carpark Driveway & Carbays

Floor hardener on concrete floors.

SECURITY

Intercom

Audio intercom system for controlling access to Apartment Entry Lobby.

Security Access Reader System

Keyless electronic entry to Entry Lobby.

APARTMENT INTERIORS

Party Walls

Acoustic and fire rated walls lined with painted flushed plasterboard. Construction of party walls are a combination of AFS and acoustic and fire rated steel stud framed walls.

Internal Walls

Steel stud framed walls with painted plasterboard linings.

Ceilings

Suspended painted plasterboard ceilings and bulkheads to locations shown on floor plans.

Entry Doors

Self-closing and painted fire rated solid door with hardware.

Internal Doors

Flush panel hollow core door with gloss paint finish.

Built-In Robes

Powder coated aluminium framed mirror sliding doors to built-in robes complete with hanging rail.

Internal Door Furniture

Designer's lever handles.

Floors

Carpet with underlay to living area & bedrooms (as per Designer's colour scheme boards).

Skirtings

Painted mdf skirtings to kitchen, living and bedrooms.

KITCHEN

Benchtop

Engineered stone benchtop.

Cabinetry Doors

Coloured prefinished boards with ABS edging to overhead and under bench cupboards. Choice of 2 colour schemes to overhead cupboards

Drawer Mechanism

Soft closing drawers.

Splashback

Glass splashback above bench top (as per Designer's colour scheme boards).

Cooktop

European Electric cooktop or approved equivalent.

Oven

European 7 Function oven 60cm or approved equivalent.

Rangehood

European rangehood 60cm SS or approved equivalent exhausted to outside.

Sink & Mixer

Single bowl & sink mixer.

Dishwasher

Recess provided with GPO, water supply and waste outlet.

Microwave Recess

Recess provided with power point.

Fridge

Recess provided with power point.

Floor

Slip resistant ceramic floor tiles (as per Designer's colour scheme boards).

Tapware

Selected chrome mixer or equivalent.

ENSUITES, BATHROOMS & LAUNDRIES

Vanities

Engineered stone bench top and coloured prefinished boards cupboards (underbench) with ABS edging.

Basins & Mixers

Vitreous china semi recess basin & basin mixer.

Splashback

Ceramic tile above benchtop (as per Designer's colour scheme boards).

WC

Virtue close coupled P/S trap toilet suite.

Shower Mixer & Rail

Shower mixer with hand rail shower.

Laundry & Mixer

Laundry trough with quality tapware/mixer and engineered stone benchtop.

Toilet Roll Holders

Selected designer chrome or similar.

Towel Rail

Selected designer chrome or similar.

Shower Screens

Semi frameless, clear glass with pivot hinged glass door or approved equivalent to shower compartments.

Mirrors

Frameless mirror over vanity with engineered stone bench top.

Floor

Slip resistant ceramic floor tiles (as per Designer's colour scheme boards).

Wall Tile

Ensuite bathroom: Selected Full height ceramic wall tiles to en-suite bathroom (as per designers colour scheme board).

Second/Guest bathroom: Ceramic wall tiles to shower compartment only (2.1 m high ,as per designers colour scheme board).

Washing Machine Taps

Hot and cold tap connection points (Inside Cabinet). Recess provided with power point.

Clothes Dryer

Provided.

ELECTRICAL

Smoke Alarms

Included.

Fire Alarms

Included.

Light Fittings

Included.

TV Points

Free to air and pay TV in living area and master bedroom. Free to air in other bedrooms.

Power Outlets

Included.

Data Connection points

Provided to the living area & bedrooms.

Exhaust Fans

Provided to Ensuites / Bathrooms / Laundries.

Electrical Hot Water System

Central gas fired hot water plant.

NBN

Compliant.

AIR CONDITIONING

Air Conditioning

Living area and all bedrooms provided with wall mounted air conditioning units.

LEISURE FACILITIES

Gymnasium

Fully equipped gymnasium on Level 1.

Communal Kitchen

Fully equipped communal kitchen and dining area on Level 1.

Swimming Pool

Swimming pool with landscaped deck at Level 1.

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