

SPECIFICATIONS

EXTERIOR

Walls	Generally brick and blockwork walls with a mix of render, painted fibre cement and limestone facing finish where indicated on drawings.
Floors	In-situ concrete slabs to engineering and acoustic specification.
Roof	Roof with Colorbond sheeting or similar.
Car Park	Concrete floor.
External Windows & Sliding Doors	Lockable powder coated aluminum framed windows and sliding doors with clear glazing unless noted otherwise on drawings.
Fly Screens	Included to operable apartment sliding doors and windows.
Balustrades	Framed glass or painted rendered blockwork balustrading as indicated on drawings.
Balconies	Slip resistant ceramic floor tiles. External grade GPO to each balcony.
Landscaping	Designer landscaping.

COMMON AREAS

Lift	One lift with stainless steel doors, tiled floor and high quality finishes to walls and ceilings.
Ground Floor Lobby	Glazed entry door. Tiled floors. Flush plasterboard ceilings.
Passage Ways	Slip resistant ceramic floor tiles.

SECURITY & ACCESS

Car Park Access	Remote control access to secure car park area. One remote per car bay.
Resident Access	Keyless electronic access to building entrance.
Intercom	Audio intercom system for controlling access to building entrance.
Surveillance System	Security surveillance system with cameras located at building entries to ground floor and basement car park.
Store Room	Secure store room for each apartment.

SPECIFICATIONS

STANDARD APARTMENT INTERIORS

GENERAL

Party Walls	Generally brick and blockwork walls with plasterboard lining. Acoustic insulation as per NCC requirements.
Internal Walls	Flush plasterboard on framing with paint finish.
Kitchen Flooring	Ceramic floor tiles.
Living / Dining Flooring	Quality carpet on underlay. Optional upgrade to tile or engineered timber flooring.
Bedroom Flooring	Quality carpet on underlay.
Ceilings	Painted plasterboard ceiling throughout. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services.
Cornices	Shadowline to living, dining and bedrooms.
Entry Doors	Secure, fire rated self-closing door.
Internal Doors	Painted hollow core doors.
Robes	Sliding doors complete with shelf and hanging rail. Doors not present in walk-in-robos.
Hot Water System	Instantaneous gas hot water system.
Air Conditioning	Reverse cycle wall mounted split system to living area and master bedroom. Optional upgrade of additional split systems (limited availability).

APPLIANCES

Cooktop	Miele 60cm 4 burner gas cooktop. 3 Bed - Miele 90cm 5 burner gas cooktop.
Oven	Miele 60cm oven.
Rangehood	Built-in rangehood.
Microwave	Recess included. 3 Bed - Miele microwave oven with grill.
Fridge	Recess included.
Dishwasher	European brand dishwasher included.
Clothes Dryer	Electric dryer included.

SPECIFICATIONS

KITCHEN

Cabinetry	Laminate boards as per colour schemes. Soft close drawers provided. Overhead cupboards as per drawings.
Benchtop	Ceaserstone stone benchtops as per colour schemes.
Splashback	Coloured mirror splashback as per colour schemes. Optional upgrade to porcelain splashback.
Kitchen Tap	Designer chrome sink mixer.
Kitchen Sink	One and a half bowl stainless steel sink.

BATHROOM & ENSUITE

Cabinetry	Laminate boards as per colour schemes to vanity. A combination of laminate boards and mirror finish as per colour schemes to face level storage.
Shower	Semi-frameless clear glazed shower screen.
Mirror	Mirror above vanity included with face level storage.
Tiling	Ceramic floor tiles. Ceramic wall tiles to shower recess and behind vanity as per drawings. Skirting tile to all other walls. Optional upgrade to full height tiling to all walls.
Basin	Integrated stone basin.
Basin Mixer	Designer matte black basin mixer. Optional upgrade to chrome tapware.
Shower Head	Designer matte black shower head. Optional upgrade to chrome tapware.
Shower Mixer	Designer matte black shower mixer. Optional upgrade to chrome tapware.
Water Closet	Wall faced toilet suite.
Bathroom Accessories	Selected designer range accessories including towel rail and toilet roll holder.

LAUNDRY

Tiling	Ceramic floor tiles.
Washing Machine Recess	Provided with power point and water taps.
Trough	Stainless steel laundry trough.
Trough Mixer	Selected designer trough mixer.

SPECIFICATIONS

ELECTRICAL

Fire Alarm	Included.
Smoke Detectors	Included.
Light Fittings	Recessed down lights to apartment internals. Surface mounted lighting to balconies.
Exhaust Fans	Provided to ensuite, bathrooms and laundries.
TV Point	Provided to living and master bedroom.
Pay TV Point	Provided to living.
Telephone / Data	NBN provision to apartments (subscription by resident).
Power Points	Generous provision throughout.

OPTIONAL UPGRADES

Timber Flooring	Selected engineered timber flooring with acoustic underlay to kitchen, living, dining and passage ways.
Tile Flooring	Selected tiling with acoustic underlay to kitchen, living, dining and passage ways.
Kitchen Splashback	Porcelain splashback.
Kitchen Splashback Lighting	LED strip lighting to kitchen splashback.
Pendant Lighting	Linear pendant light over kitchen island bench (where applicable).
Integrated Fridge & Dishwasher	Integrated single door fridge and semi-integrated dishwasher. 3 Bed - Integrated double door fridge and semi-integrated dishwasher.
Microwave Oven	Miele microwave oven with grill (included as standard in 3 bed).
Washer/Dryer	Miele washer dryer.
Tapware	Basin mixer, shower head, shower mixer and associated bathroom accessories to be chrome.
Air Conditioning	2 Bed - reverse cycle split system to second bedroom. 3 Bed - reverse cycle split system to third bedroom.
Window Treatment	Roller blinds installed throughout.
Heated Towel Rail	Heated towel rail to master ensuite (or bathroom where only one bathroom is supplied).