

# Schedule of finishes.

## 1.

### Ground floor

1.01	<b>Structure</b>	Reinforced concrete slab on ground
1.02	<b>Entry Lobby Finish</b>	Select Ceramic Tiles
1.03	<b>Kitchen, Laundry &amp; Powder Room</b>	Select Ceramic Tiles
1.04	<b>Living/Dining</b>	Select Carpet
1.05	<b>Garage</b>	Steel trowel finished concrete

## 2.

### Walls

2.01	<b>External</b>	Timber frame insulated, with fibreboard and fibrecement weatherboard, or equal, and painted.
2.02	<b>Internal</b>	Timber frame plasterboard lining, timber skirting and painted.
2.03	<b>Dividing walls</b>	Masonry lined with plaster board and painted.
2.04	<b>Kitchen</b>	Select Laminate Splash Back 600mm high above benches.
2.05	<b>Laundry, Bathroom &amp; Powder Room</b>	Ceramic tiles, skirting and splash back tiles, 2m high tiling to showers and bath, moisture resistant board painted.
2.06	<b>Ceiling</b>	Three phase power supplied to each tenancy for individual reticulation. Telephone and provisions for internet.
2.07	<b>Stair</b>	Provision for lift to service first floor medical centre.
2.08	<b>Garage</b>	Painted masonry and painted timber battens. Electric roller door.



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# 3.

## First Floor

- 3.01 **Structure** Structural timber joists with timber sheet flooring.
- 3.02 **Master Bedroom**
- > Floor finish Select Carpet.
  - > Walls Plasterboard and timber skirting painted.
  - > Ceiling Plasterboard painted.
- 3.03 **Ensuite**
- > Floor finish Select ceramic tiles.
  - > Walls Ceramic tiles skirting, splash back and full height in shower on moisture resistant board.
  - > Ceiling Moisture resistant board painted and ventilated skylight.
- 3.04 **Bedroom 2 & 3**
- > Floor finish Select Carpet.
  - > Walls Plasterboard and timber skirting painted.
  - > Ceiling Plasterboard painted.
- 3.05 **Bathroom**
- > Floor finish Select ceramic tiles.
  - > Walls Select ceramic tiles to skirting, full height around bath. Moisture Resistant board above tiles and painted.
  - > Ceiling Plasterboard painted with ventilating skylight.
- 3.06 **Passage Way**
- > Floor finish Select Carpet.
  - > Walls Plasterboard painted with timber skirting painted.
  - > Ceiling Plasterboard painted.
- 3.07 **Master Bedroom Balcony (where provided)**
- > Floor Timber Decking with timber stain

# 4.

## Windows

- 4.01 **Window & Sliding Doors** Aluminium powder coated

# 5.

## Roofing

- 5.01 **Roof Sheeting** Insulated Colorbond Roof Sheeting including Colorbond Gutters & Downpipes.



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# 6.

## Joinery

- |      |                       |   |
|------|-----------------------|---|
| 6.01 | <b>Kitchen</b>        | Select laminate Bench Tops and cupboard doors. White lined internally.  |
| 6.02 | <b>Vanities</b>       | Select laminate Bench Tops and cupboard doors. White lined internally.<br>Wall mounted basin in powder room.          |
| 6.03 | <b>Wardrobes</b>      | Hanging Rail below top shelf, one nest of shelves to one side.<br>Sliding mirror doors pre-finished aluminium frames. |
| 6.04 | <b>Linen Cupboard</b> | Internal shelving and vacuum cleaner storage and broom cupboard.  |

# 7.

## Doors

- |      |   |   |
|------|---|---|
| 7.01 | <b>Entry Doors</b>                      | Flush panel solid core swing door, painted.   |
| 7.02 | <b>Internal Doors</b>                   | Flush panel hollow core swing doors, painted. |
| 7.03 | <b>Ensuite Doors</b>                    | Flush panel hollow core swing doors, painted. |
| 7.04 | <b>Front Lobby Garage Doors</b>         | Flush panel hollow core swing doors, painted. |
| 7.05 | <b>Laundry &amp; Powder Room Doors</b>  | Flush panel hollow core swing doors, painted. |
| 7.06 | <b>Broom &amp; Linen Cupboard Doors</b> | Flush panel hollow core swing doors, painted. |

# 8.

## Hardware

- |      |                             |   |
|------|-----------------------------|---|
| 8.01 | <b>Door Furniture</b>       | Select Satin Chrome Door Furniture and Locks, deadlock and latch to entry door and garage lobby door. Privacy Latches to bathrooms and powder room. Passage latches to all other doors. |
| 8.02 | <b>Towel Rails</b>          | Tubular chrome to bathrooms.  |
| 8.03 | <b>Toilet Paper Holders</b> | Select chrome finish.   |
| 8.04 | <b>Door Stops</b>           | To all swing doors.   |
| 8.05 | <b>Cupboard Doors</b>       | Select Satin Chrome Plated Knobs and Catches.   |



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# 8.

## Hardware

- |      |                       |   |
|------|-----------------------|---|
| 8.01 | <b>Door Furniture</b> | Select laminate Bench Tops and cupboard doors. White lined internally.  |
| 8.02 | <b>Vanities</b>       | Select laminate Bench Tops and cupboard doors. White lined internally.<br>Wall mounted basin in powder room.          |
| 8.03 | <b>Wardrobes</b>      | Hanging Rail below top shelf, one nest of shelves to one side.<br>Sliding mirror doors pre-finished aluminium frames. |
| 8.04 | <b>Linen Cupboard</b> | Internal shelving and vacuum cleaner storage and broom cupboard.  |

# 9.

## Sanitary Ware

- |      |                       |   |
|------|-----------------------|---|
| 9.01 | <b>Toilets Suites</b> | Select dual flush.  |
| 9.02 | <b>Hand Basins</b>    | Semi recessed White China. Wall mounted white china to powder room. |
| 9.03 | <b>Bath</b>           | White acrylic.  |
| 9.04 | <b>Laundry Tub</b>    | Stainless Steel tub.  |
| 9.05 | <b>Kitchen Sink</b>   | Stainless Steel bowl and Half with Drainer.                         |
| 9.06 | <b>Soap Holders</b>   | Chrome Plated or Stainless Steel to Showers.                        |

# 10.

## Tap Ware

- |       |   |   |
|-------|---|---|
| 10.01 | <b>Mixer Tap Ware</b>                   | Stainless Steel bowl and Half with Drainer.                       |
| 10.02 | <b>Towel Rails</b>                      | Tubular chrome to bathrooms.                                      |
| 10.03 | <b>Toilet Paper Holders</b>             | Select chrome finish.   |
| 10.04 | <b>Door Stops</b>                       | To all swing doors.   |
| 10.05 | <b>Cupboard Doors</b>                   | Select Satin Chrome Plated Knobs and Catches.                     |
| 8.06  | <b>Broom &amp; Linen Cupboard Doors</b> | Flush panel hollow core swing doors, painted.                     |
| 2.08  | <b>Garage</b>                           | Painted masonry and painted timber battens. Electric roller door. |



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# 11.

## Electrical Appliances

11.01	<b>Cooktop</b>	Bench mounted Cooktop, Baumatic BA10, stainless steel
11.02	<b>Oven</b>	Under Bench Multifunction Oven, Baumatic BVO 6001, stainless steel finish and glass front
11.03	<b>Rangehood</b>	Steel slide out ducted Rangehood, Baumatic BASR60SS, stainless steel finish.
11.04	<b>Dishwasher</b>	Dishwasher Baumatic BAFD62SS, stainless steel finish.
11.05	<b>Clothes drier</b>	To Laundry, Simpson 4 kg
11.06	<b>Garbage Disposal</b>	To kitchen sink, INSINK-ERATOR, stainless steel.
11.07	<b>Ceiling Fans</b>	To living and bedrooms, Multispeed AIRFLOW.
11.08	<b>Television Aerial</b>	Aerial and Satellite Receivers, amplifiers and splitters to each Unit.

# 12.

## Air-Conditioning

12.01	<b>Living Area</b>	Fujitsu AST 18 Split Unit Air-Conditioner.
12.02	<b>Hand Basins</b>	Fujitsu AST 7 Split Unit Air-Conditioner.

# 13.

## Light Fittings

13.01	<b>Garage</b>	Fluorescent battens
13.02	<b>Entry</b>	Down lights
13.03	<b>Kitchen</b>	Oyster ceiling fittings and down lights over bench
13.04	<b>Bedrooms</b>	Down lights
13.05	<b>Laundry</b>	Down lights
13.06	<b>Powder room</b>	Down lights
13.07	<b>Ensuite Bathroom</b>	Down lights
13.08	<b>Bathroom</b>	Down lights
13.09	<b>Stair Well</b>	Wall lights
13.10	<b>Passage Way</b>	Down lights
13.11	<b>Living and Dining</b>	Down lights
13.12	<b>Court Yards &amp; Front External Entry</b>	External lights
13.13	<b>Hot Water</b>	300 Litre-2 Panel Solar Hot Water System CHROMAGEN Split System



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# 14.

## External

14.01	<b>Balustrades</b>	Bench mounted Cooktop, Baumatic BA10, stainless steel
14.02	<b>External Paving</b>	Concrete
14.03	<b>External Terraces</b>	Concrete
14.04	<b>Visitors Parking</b>	Concrete
14.05	<b>Landscaping</b>	Select trees, shrubs and groundcovers.
14.06	<b>Fences</b>	Treated timber to courtyard and boundaries. Aluminium palisade fence to street alignment.
14.07	<b>Gates</b>	Powder coated aluminium electric security access gate to driveway and powder coated aluminium to personal pedestrian access.
14.08	<b>Driveway &amp; Internal Road System</b>	Concrete
14.09	<b>Drying Courts</b>	Clothesline
14.10	<b>Letter Boxes</b>	Powder coated Aluminium

# 15.

## Communication

15.01	<b>Intercom</b>	From each unit to security gate and personnel gate AIPHONE GF-1D
15.02	<b>Telephone Points</b>	Kitchen and all bedrooms
15.03	<b>Television Points</b>	Living and all bedroom
15.04	<b>Internet Provisions</b>	Central location

**Note:**  
The Seller shall have the right and the Buyer will not object to the substitution of any items or finishes of equivalent or superior quality to that specified in this schedule.



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