

Schedule of finishes.

1.

Ground floor

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

2.

Walls

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



Avion Place
10 Nothling Street
New Auckland, Gladstone
Queensland


MERRANDA
EXCELLENCE IN PROPERTY
43 Ipswich Rd
Woolloongabba 07 3217 4199
www.merranda.com.au

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.



Avion Place
10 Nothing Street
New Auckland, Gladstone
Queensland



43 Ipswich Rd
Woolloongabba 07 3217 4199
www.merranda.com.au

6.

Joinery

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

7.

Doors

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

8.

Hardware

- | | | |
|------|-----------------------------|---|
| 8.01 | Door Furniture | 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 | Towel Rails | Tubular chrome to bathrooms. |
| 8.03 | Toilet Paper Holders | Select chrome finish. |
| 8.04 | Door Stops | To all swing doors. |
| 8.05 | Cupboard Doors | Select Satin Chrome Plated Knobs and Catches. |



Avion Place
10 Nothing Street
New Auckland, Gladstone
Queensland



43 Ipswich Rd
Woolloongabba 07 3217 4199
www.merranda.com.au

8.

Hardware

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

9.

Sanitary Ware

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

10.

Tap Ware

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



Avion Place
10 Nothing Street
New Auckland, Gladstone
Queensland



43 Ipswich Rd
Woolloongabba 07 3217 4199
www.merranda.com.au

11.

Electrical Appliances

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

12.

Air-Conditioning

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

13.

Light Fittings

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



Avion Place
10 Nothling Street
New Auckland, Gladstone
Queensland



43 Ipswich Rd
Woolloongabba 07 3217 4199
www.merranda.com.au

14.

External

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

15.

Communication

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



Avion Place
10 Nothing Street
New Auckland, Gladstone
Queensland



43 Ipswich Rd
Woolloongabba 07 3217 4199
www.merranda.com.au