

## SCHEDULE OF FINISHES

### EXTERIOR

Exterior Walls	Brickwork/blockwork construction to engineering requirement: Finished with acrylic texture coatings. Base construction to BCA performance standards
Floors	Concrete slab to engineering and acoustic requirement
Roofing	Colorbond® metal sheeting
Balconies	Selected slip resistant floor tiles, texture paint soffits
Car Park and Driveway	Colorbond® carport structure on bitumen or paved surface
Bike Parking	Bike parking with galvanised steel rails
Windows /sliding doors	Anodised / powder coated aluminium frames with keyed locks.
Landscaping	landscaped communal areas complete with reticulation and paving
Front door	Solid core flush panel and painted doors
Letterboxes	Powder coated or similar lock-up letterboxes accessible to lobby area
Ground Floor Lobby	High quality floor tiling throughout with feature accent walls & glazed entry doors
Stairs and Walkways	Textured concrete with powder coated aluminium balustrade

### INTERIOR

Ceilings	Painted plasterboard
Cornice	Painted plaster cornice
Internal Doors	Painted flush panel doors complete with chrome/satin chrome door hardware
Robe	4 white melamine shelves and a hanging rail
Robe doors	Powder coated aluminium framed with sliding glass mirror/laminate finish
Skirtings	Painted
Party Walls	Brickwork / blockwork construction to acoustic requirement; finished with hard wall plaster / paint
Internal Walls	Plasterboard water resistant to wet areas
Floor finish	Timber styled acoustic Karndean Vinyl Lami-plank or similar floor boards to Kitchen/living and dining Selected carpets to bedroom Selected tiles to ensuite and bathroom as per colour scheme
Colour schemes	A selection of 3 colour schemes: Driftwood, Pebbles or Wave
Light fittings	Selected light fittings, developer selection

### KITCHEN

Cabinetwork	Selected laminate faced doors as per colour scheme
Benchtops	Selected composite stone benchtops as per colour scheme
Splashback	Glass Splashback as per colour scheme
Dishwasher Recess	Recess provided with cold tap and power point
Microwave Recess	Recess provided with power point
Cooktop	European Style- 600mm Electric/ceramic glass
Oven	European Style- 600mm Electric
Range hood	European Style- 600mm slide out
Kitchen Sink	1.5 bowl stainless steel sink
Sink Mixer	Chrome/satin chrome gooseneck swivel spout
Fridge/Freezer	European Style integrated fridge/freezer

### LAUNDRY

Landry trough	Metal trough and cabinet with mixer tap
WM Taps	Chrome/satin chrome stops
Laundry splashback	Ceramic tiles as per colour scheme

---

## ENSUITE & BATHROOM

Vanity cupboard	Selected laminate faced doors as per colour scheme selected
Vanity benchtop	Selected composite stone as per colour scheme selected
W/C	White vitreous china toilet with cistern
Basins	White vitreous china above counter basin
Vanity mixers	Chrome single lever basin mixer
Shower head	Chrome shower head with chrome wall mixer.
Towel rail	Chrome towel rail
Toilet roll holder	Chrome toilet roll holder
Mirrors	Frameless mirrors to full width of vanity
Shower screens	Semi-frameless clear glazed shower screens and doors
Wall finish	Ceramic tiles to 2000mm in shower recess and single row skirting

## ELECTRICAL SECURITY & COMMUNICATIONS

Fire Alarm	Included
Smoke detectors	Included
Exhaust Fans	To ensuite, bathrooms and laundries
Power Outlets	Generous provision throughout
TV Points	Provided to living areas
Foxtel/Similar TV Point	Foxtel compliant TV point wiring (subscriptions by residents)
Internet / Telephone Points	Provided to living areas
Intercom	Included with access control system in living area
CCTV	CCTV including camera points to lobby & carpark area (Body Corp monitored)
Security Lighting	Included
Lift	Stainless steel lift doors and fixtures
Air conditioning	Selected quality reverse cycle A/C system to living area
Remote Driveway Gates	Auto-remote controlled gate to carpark area. 2 remote controls per apartment included
Hot water systems	Instantaneous electric hot water system
NBN	Connection available (fees may apply at settlement)

---

Interior designed colour schemes (3) are provided: -  
Driftwood, Pebbles and Waves, and selections are not interchangeable.

*Subject to availability or external authority instruction, the Developer may be required without notice to substitute any item with similar or equivalent materials*

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_