

GENERAL FINISHES

GROUND FLOOR

Access & Security	Secure access to carpark and building entry points. Security access to common areas.
Entry Lobby	Tile flooring. Select feature wall and ceiling cladding. Select feature lighting.
Mail	Individual mail boxes located internally in lobby.
Lifts	Two lifts servicing all residential and carpark levels.
Café (Future)	Lobby incorporates direct access to Ground Floor Café.

CORRIDORS LEVEL 1 - 12

Floor finish	Tiled.
Walls	Plasterboard with paint finish.
Ceiling	Plasterboard with paint finish.
Lighting	Recessed downlights.
Refuse Strategy	Enclosed refuse chute at each floor for general waste. Central refuse holding zone at basement.

RECREATIONAL FACILITIES / DEVELOPMENT FEATURES

BBQ Terrace	Built in communal BBQ with sink.
Pool Access	Access to Level 3 pool and BBQ area.
Pool Terrace	Incorporating communal pool with glass edge facing street on Level 3, terrace with daybeds, feature landscaping and amenities.
Fitness Room	Floor to ceiling glazing.
Street Entry	Café with direct access to Lobby.

CARPARK

Finish	Concrete and blockwork with concrete sealer finish.
Security	Operation by remote control. Security access and intercom.
Services	Ventilated to Building Code of Australia Standards.
Lighting	Fluorescent battens.
Bicycle Storage Areas	Racks provided in accordance with authority conditions.
Carpark allocation	Allocated with visitor space available.

EXTERNAL

Walls	Concrete - paint and render finish.
Glazing	Powdercoat framed glazing.
Roofing	Concrete slab to roofs.
Screening	Aluminium manual, movable screens. Powdercoat finish.
Podium Screening	Aluminium framed, powdercoated fixed screen.
Planter boxes	Feature landscaping and astroturf.
Landscaping	Landscaping maintained by on-site manager.

All finishes are preliminary and subject to changes. Developer may substitute for equal or greater value component due to availability at time of construction and procurement.

TYPICAL FINISHES

ENTRY

Floor	Engineered timber floor.
Walls	Paint finish to plasterboard and VJ walls.
Ceiling	Paint finish to plasterboard ceiling.

KITCHEN

Floor	Engineered timber floor.
Walls	Paint finish to plasterboard.
Ceiling	Paint finish to plasterboard ceiling.
Benchtop	Quantum Quartz engineered stone benchtop.
Joinery	Polyurethane paint finish (2pac) with finger pull detail.
Splashback	Quantum Quartz engineered stone.
Sink	Stainless steel double bowl undermount sink.
Tapware	Villeroy & Boch - Gooseneck mixer tap polished chrome finish.
Oven (Typical 2 Bed)	Miele - 60cm oven.
Microwave (Typical 2 Bed)	Miele - microwave oven with trim.
Cooktop (Typical 2 Bed)	Miele - 57.4cm induction cooktop.
Rangehood (Typical 2 Bed)	Smeg - 60cm recirculating slide-out rangehood.
Dishwasher (Typical 2 Bed)	Miele - semi-integrated dishwasher.
Oven (Typical 3 Bed)	Miele - 60cm Pyrolytic oven.
Combination Oven (Typical 3 Bed)	Miele - oven / microwave combination.
Cooktop (Typical 3 Bed)	Miele - 57.4cm induction cooktop.
Rangehood (Typical 3 Bed)	Smeg - 60cm recirculating slide-out rangehood.
Dishwasher (Typical 3 Bed)	Miele - semi-integrated dishwasher.

BEDROOMS

Floor	Wool blend carpet on underlay.
Walls	Paint finish to plasterboard.
Ceiling	Paint finish to plasterboard ceiling.
Wardrobes Bed 2 & 3	Sliding doors with mirror and built-in shelving.
Walk-in Robe Bed 1	Full height shelving and hanging with makeup bench.
Air Conditioning	Fully ducted A/C.

BALCONY / TERRACE

Floor	Tiled.
Walls	Rendered and painted.
Balustrade	Glass - aluminium framed.
Sliding Screens	Aluminium framed sliding shade screens with vertical aluminium battens.

GENERAL

Ceiling Height	Generally 2700mm ceiling heights to Living Areas and Bedrooms. Generally 2400mm ceiling heights to Kitchens, Corridors, wet areas and service spaces.
Ceiling Fans	White ceiling fan to Living and all Bedrooms.
Entry Door	Fire rated solid core.
Internal Doors	Hollow core.
Intercom	Intercom system for visitors and residents.
Drying Facilities	Clothes dryer to each unit.
Basement Carpark	Concrete finish.

DINING AREA

Floor	Engineered timber floor.
Walls	Paint finish to plasterboard.
Ceiling	Paint finish to plasterboard ceiling.

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TYPICAL FINISHES (CONT'D)

LIVING AREA

Floor	Engineered timber floor.
Walls	Paint finish to plasterboard.
Ceiling	Paint finish to plasterboard ceiling.
Air Conditioning	Fully ducted A/C.
Other	Phone and data point.

BATHROOM / LAUNDRY / ENSUITE

Floor	Tiled.
Walls	Tiled full height to ceiling and timber veneer finish to Bedroom 1 Ensuite for Apartment types O2, O3 and O4 only.
Ceiling	Paint finish to plasterboard ceiling.
Bath	Semi-freestanding white bath for Bathroom 1 Ensuite for Apartment types O2, O3 and O4 only.
Vanity	Bench mount ceramic washbasin.
Vanity Ensuite	Bench mount ceramic double washbasin to three bedroom apartments and 800mm single basin to two bedroom apartments.
Tapware	Villeroy & Boch - polished chrome finish.
Sanitary ware	Villeroy & Boch - back to wall toilet suite.
Laundry Sink	Stainless steel single bowl benchline sink tub.
Laundry Tapware	Villeroy & Boch - Gooseneck mixer tap - polished chrome finish.
Dryer - Typical 2 Bed	Fisher & Paykel - 4.5kg vented dryer.
Dryer - Typical 3 Bed	Fisher & Paykel - 4.5kg vented dryer.

ACOUSTIC SEPARATION

Between Apartments	Acoustically rated to National Construction Code standards.
Between Apartments & Services Cupboard/Lift	Acoustically rated to National Construction Code standards.
Between Pool & Apartments Below	Acoustically rated to National Construction Code standards.
Normal Suburban Noise	Acoustically rated to National Construction Code standards and Council requirements.

SERVICES

Fire Detection	Smoke detectors to be provided to all apartments and communal areas to Australian Standards and the requirement of the NCC. Hydrants and fire extinguishers installed to Australian Standards and requirements of the NCC. Fire sprinklered building installed to Australian Standards and requirements of the NCC.
Hot Water System	Instantaneous electric to typical apartments.
Water Metering	Individual meter to monitor individual apartment usage.
Electricity Metering	Individual meter to monitor individual apartment usage.
Heated & Air Conditioning	Reverse cycle heating / cooling. Individual apartment control. Building management to control communal areas where applicable.
Energy Efficiency	In accordance with National Construction Code Standards.

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PENTHOUSE FINISHES

ENTRY

Floor	Engineered timber floor.
Walls	Paint finish to plasterboard and VJ walls.
Ceiling	Paint finish to plasterboard ceiling.

KITCHEN

Floor	Engineered timber floor.
Walls	Paint finish to plasterboard.
Ceiling	Paint finish to plasterboard ceiling.
Bench Top	Quantum Quartz Engineered stone bench top.
Joinery	Timber veneer finish with finger pull detail.
Splashback	Quantum Quartz Engineered stone.
Sink	Stainless steel double bowl undermount sink.
Tapware	Villeroy & Boch - Gooseneck mixer tap polished chrome finish (*upgrade option in rose gold finish).
Oven	Miele - 60cm Pyrolitic oven.
Combination Oven	Miele - direct sensor speed oven-microwave.
Cooktop	Miele - 90cm induction cooktop.
Rangehood	Miele - 90cm built-in rangehood.
Dishwasher	Miele - semi-integrated dishwasher.
Walk-in Pantry Sink	Single bowl undermount sink.
Walk-in Pantry Tapware	Villeroy & Boch - mixer-tap - polished chrome finish (*upgrade option in rose gold finish).
Walk-in Pantry other	Zip tap.

MULTI-PURPOSE ROOM (MPR) (PENTHOUSE 1101, 1103 & 1105 ONLY)

Floor	Wool blend carpet on underlay.
Walls	Paint finish on plasterboard.
Ceiling	Paint finish to plasterboard ceiling.
Door	Face sliding door.
Wardrobe / Storage	Sliding doors with built-in shelving - Penthouse 1101 & 1105 only.

BEDROOMS

Floor	Wool blend carpet on underlay.
Walls	Paint finish on plasterboard.
Ceiling	Paint finish to plasterboard ceiling.
Wardrobes Bed 2 & 3	Sliding doors with mirror and built-in shelving.
Walk-in Robe Bed 1 & MB	Full height shelving and hanging with makeup bench.
Air conditioning	Fully ducted A/C.

BALCONY / TERRACE

Floor	Tiled.
Walls	Rendered and painted.
Balustrade	Glass - aluminium framed.
Lighting	Soffit mounted and wall mounted.

GENERAL

Ceiling Height	Generally 2700mm ceiling heights to Living Areas and Bedroom. Generally 2400mm ceiling heights to Kitchens, Corridors, wet areas and service spaces.
Ceiling Fans	White ceiling fan to Living, Dining and all Bedrooms.
Entry Door	Fire Rated solid core with timber veneer finish.
Internal Doors	Hollow core with timber veneer finish.
Intercom	Intercom system for visitors and residents.
Drying Facilities	Clothes dryer to each unit.
Screening	Fixed perforated metal blades to Penthouses 1101 and 1105. Aluminium framed sliding shade screens with vertical aluminium battens to Penthouses 1102, 1103 and 1104.
Storage	All penthouses provided with separate storage rooms.
Basement Carpark	Concrete finish.

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PENTHOUSE FINISHES (CONT'D)

DINING AREA

Floor	Engineered timber floor.
Walls	Paint finish to plasterboard.
Ceiling	Paint finish to plasterboard ceiling.

LIVING AREA (DOWNSTAIRS & UPSTAIRS)

Floor	Engineered timber floor.
Walls	Paint finish and plasterboard.
Ceiling	Paint finish to plasterboard ceiling.
Air Conditioning	Fully ducted A/C.
Stairs	Timber stairs with feature vertical balustrade.
Other	Phone and data point.

BATHROOM / LAUNDRY / ENSUITE / POWDER ROOM

Floor	Tiled.
Walls	Tiled full height to ceiling and timber veneer finish to MB ensuite.
Ceiling	Paint finish to plasterboard ceiling.
Bath	Semi-freestanding white bath only for MB ensuite.
Vanity Ensuite	Bench mount white ceramic wash basin (double washbasin to ensuite).
Tapware	Villeroy & Boch - polished chrome finish (*upgrade option in rose gold finish).
Sanitary Ware	Villeroy & Boch - back to wall toilet suite.
Powder Room Vanity	Wall hung white ceramic washbasin.
Powder Room Tapware	Villeroy & Boch - polished chrome finish (*upgrade option in rose gold finish).
Laundry Sink	Stainless steel single bowl benchline sink tub.
Laundry Tapware	Villeyroy & Boch - Gooseneck mixer tap polished chrome finish.
Washing Machine	Miele - 7kg washing machine.
Dryer	Miele - 7kg heat-pump dryer.
Stacking Kit	Miele - stacking kit for washing machine and dryer.

ACOUSTIC SEPARATION

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Hot Water System	Instantaneous electric to Penthouse.
Water Metering	Individual meter to monitor individual apartment usage.
Electricity Metering	Individual meter to monitor individual apartment usage.
Heated & Air Conditioning	Reverse cycle heating / cooling. Individual apartment control. Building management to control communal areas as where applicable.
Energy Efficiency	In accordance with National Construction Code standards.

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