

Schedule of Finishes

FACILITIES	
Mail Boxes	Located at ground floor
LIVING, DINING AND ENTRY	
Walls	Painted
Floors	Tiled
Ceiling	Painted plasterboard
Lighting	Down lights
KITCHEN	
Walls	Painted
Floors	Tiled
Ceiling	Painted plasterboard
Lighting	Down lights
Cupboards	Polyurethane and textured laminate feature exterior with melamine interior and shelving
Benchtop	Engineered stone
Splashback	Mirror splashback
Sink	Stainless steel
Dishwasher	Silver finish
Cooktop	Stainless steel - SMEG
Oven	Stainless steel - SMEG
Range hood	Recirculating and ducted - SMEG
BATHROOM / ENSUITE (where applicable)	
Walls	Tiled
Floors	Tiled
Ceiling	Painted plasterboard
Lighting	Down lights
Vanity Joinery	Mirror cupboard doors with melamine interior and shelving
Vanity Bench Feature	Textured laminate insert shelf
Shower Screen	Semi framed clear glass
Vanity Basin	Vitreous china
WC	Vitreous china
Bath where applicable	Acrylic
Accessories	Toilet roll holder, towel holder, shower rose and hand held shower, shower shelf
BEDROOM	
Walls	Painted
Floors	Carpet
Ceiling	Painted plasterboard
Lighting	Down lights
Wardrobes	Mirror sliding doors with melamine interior
BALCONY	
Walls	Masonry, painted concrete/render
Floors	Tiles Ceramic non slip
Ceiling	Painted concrete/render
Lighting	Wall mounted fitting
Extras	Water tap

LAUNDRY	
Walls	Painted, tile splashback to tub
Floors	Tiled
Ceiling	Painted plasterboard
Doors	Bi-fold or hinged doors with paint finish
Tub	Stainless steel
Appliances	Dryer supplied - Fisher & Paykel or similar
BUILDING SERVICES	
Lifts	Passenger lift to all car parking levels of each building
Air - Conditioning	Ducted to all living rooms and bedrooms
Electrical	Living: 1 x double GPO, 1 x MATV/Pay TV outlet, 1 x data Dining: 1 x double GPO Kitchen: 2 x double GPO plus those required for appliances Laundry: 1 x double GPO Master Bedroom: 2 x double GPO, MATV/Pay TV outlet, 1 x data Bedrooms: 2 x double GPO Bathroom/Ensuite (where applicable): 1 x double GPO Study (where applicable): 1 x double GPO, one data Light switches and GPO's: Slimline fitting
Internet	Cabled for the internet, however connection by Purchaser
Pay Television	Cabled for Pay TV, however connection by Purchaser
Fire Services	Smoke detector, hydrants and sprinklers to carpark as required by legislation
Meters	Apartments separately metered
Security	Intercom to apartment from entries
COLOUR SCHEMES	
Ash (light) or Charcoal (dark)	Spring (light) or Autumn (dark) colour schemes modifications apply to: - kitchen benchtop & kitchen island feature laminate - bathroom floor, feature wall tiles & vanity shelf - floor tiles to living and kitchen - carpet to bedrooms
Disclaimer	
Exclusions	The following items are excluded from the contract: 1. soft or loose furnishings; 2. joinery units other than wardrobes, kitchens and bathroom vanities cupboards; 3. make-up mirrors or mirrors fixed to walls; 4. refrigerators, pull out pantry and integration kit; 5. microwaves; 6. televisions, DVD players, stereos, toasters, kettles and other loose electrical, white good items 7. telephone handsets; 8. washing machines; 9. fixed and unfixed items generally shown in display suite and computer generated marketing images.
Clarifications	a) The marketing display suite is representative of the design intent however the actual size, scale and finishes may vary in any particular apartment in the development. b) Natural stone products may vary in cut and vein due to it being a natural product. c) Establishment of accounts with supply authorities and the like is the responsibility of the purchaser (EnergyAustralia, Telstra, Foxtel, NBN, etc). The building will provide provision for connection only.
DISCLAIMER	The Vendor reserve the right to substitute any specified inclusion with that of a similar quality and change the location of fixtures and fittings. Furthermore the Vendor reserve the right to make minor variations to the location and quantities of light fittings, GPO's, security system, TV outlets, telecommunications outlets which are subject to design development. 30 July 2017.