

# SPECIFICATIONS

## INTERIOR BUILDING

Internal Walls:	Brickwork with hard wall plaster, metal exterior corners and paint finish.
Floor:	Choice of quality carpets and tiling.
Entry Doors:	2.35m high paint finished solid core self closing door.
Internal Room Doors:	Flush panel hollow core doors with semi-gloss paint with metal door frame.
Built-in Robes:	Built-in robes complete with shelves and hanging rail. Walk in robes have shelves with full hang and half hang clothes rails.
Internal Door Furniture:	Quality door latches with lever handles.
Skirtings:	Supplied.
Linen Cupboard:	As per plan.

## KITCHEN

Bench Tops:	Reconstituted stone.
Cupboards:	Two pack polyurethane finish to the exterior.
Kitchen Splashback:	Glass splashback.
Cooktop:	Quality 600mm wide electric cook top.
Oven:	Quality electric stainless steel under bench oven, fan forced.
Rangehood:	Quality integrated stainless steel canopy type rangehood or equivalent.
Sink & Mixer:	Stainless steel single bowl and drainer sink with designer chrome mixer or equivalent.
Dishwasher:	Integrated dishwasher provided.
Floor Tiles:	From selected range.

## BATHROOMS & LAUNDRY

Vanity Units:	Mirror clad medicine cabinets.
Basin Mixers:	Vitreous china with designer chrome mixer.
Toilet:	Vitreous china W.C. pan with dual flush cistern.
Shower Taps:	Designer chrome mixer.
Toilet Roll Holders:	Designer toilet roll holder chrome.
Towel Rail:	Designer towel rail chrome.
Robe Hooks:	Designer robe hooks to each bathroom door.
Shower Screens:	Fully frameless shower screens
Mirrors:	Mirrors to vanity units.
Floor Tiles:	From selected range.
Wall Tiles:	From selected range.
Laundry:	Built in 45 litre stainless steel laundry trough and cabinets with mixer.
Taps:	Chrome washing machine taps.
Hot Water:	Solar hot water system with gas booster provided.

## EXTERIOR BUILDING

External Walls:	Rendered brickwork with paint finish.
Sliding Doors:	2700 high powder coated aluminium frames.
Balustrades:	Commercial frameless system with patch clamp fittings to glass panels and a floating linear stainless steel handrail over.
Balconies:	Non slip ceramic floor tiles.
Lobby Entry & Ramp:	Stairs & Landings: Ceramic floor tiles.
Common Area Lighting:	Quality exterior light fittings provided.
Letterboxes:	Powdercoated aluminium locked letterboxes.
Carparking:	Secured undercover car parking.
Stores:	Secure storeroom provided to each unit.

## ELECTRICAL, COMMUNICATIONS & MECHANICAL

Smoke Detectors:	Provided.
Fire Alarm System:	Provided.
Light Fittings:	As per lighting plan.
Power Outlets:	Generous provision of power outlets.
Ducted Exhaust Fans:	Provided to bathrooms.
Air Conditioning:	Reverse cycle ducted air-conditioning and heating.
Extra:	Foxtel outlet to living space.