



## EXTERIOR FINISHES

- **External Walls** - Mixture of double clay brick and Ritek concrete wall system.
- **Roofing** - Colourbond custom orb and Clip Lock.
- **Roof Insulation** - R 3.0 insulation.
- **Balustrades to Apartments** - Powdercoated frames with both solid and glazed panels.
- **Balustrades to Walkways** - Powdercoated frames with a mixture of solid panels and/or perforated steel and/or recycled timber.
- **External Windows and Sliding doors** - Aluminium frame with charcoal powdercoat finish. Australian standard clear glass, flyscreens for opening sash.
- **Existing Steel Windows** - Charcoal paint finish to match and clear float glass to Australian Standard.
- **Louvres** - Aluminium with grey powdercoat finish.
- **Common Area Lighting** - Included.
- **External Lighting** - Selected general lighting to developers discretion.
- **Driveway** - Concrete.
- **External stairs & Landings** - Selected non-slip surface to developer's discretion.
- **Walkways** - Selected non-slip surface to developers discretion.
- **Courtyard** - Reticulated waterwise garden with decked area including water feature. Finishes to developers discretion.
- **Balconies** - Tiles to developers discretion.
- **Security Gates & External Fencing** - Mixture of powdercoated aluminium and/or steel.
- **Letterboxes** - Locked letterboxes(to Architect's details).
- **Carparking** - Secure undercover carpark with access to lift & stairways.
- **Stores** - Storeroom provided to each apartment.

## ENTRY LOBBY & LIFT INTERIOR

- **Main Ground Floor Entry** - Stylish entry to complex as per Architect's details.
- **Lift Interiors** - As per Architect's details.

## SECURITY

- **Intercom** - Audio intercom system to each Main Entrance on Money Street.
- **Remote Control Driveway Gates** - Two Remote Controls included for each apartment.
- **Security Access Reader System** - Keyless electronic entry to the 2 Main Pedestrian Entrances on Money St.

# specification

## TYPICAL APARTMENT INTERIORS

- **Acoustic Insulation** - To Building Code of Australia standards.
- **Internal Walls** - All party walls and external walls solid masonry construction. All internal walls solid masonry construction with loft areas being stud framed gyprock lined insulated walls. Paint finish included throughout.
- **Ceilings** - Skim coated painted concrete ceilings. Flushed plasterboard drop ceilings and bulkheads where required with shadow line cornice.
- **Entry Doors** - Painted solid timber.
- **Internal Doors** - Steel framed flush panel painted.
- **Robes** - Mixture of built-in robes and walk in robes as shown on plans complete with shelf and hanging rail.
- **Internal Door Furniture** - Quality lever handle.
- **Floorcoverings** - 100% Australian Wool carpet with underlay to living rooms and bedrooms. Ceramic tiles to kitchen area and bathroom/ensuite. All as per Designer's scheme boards.

## KITCHEN

- **Benchtops** - Granite or composite stone bench tops (as per Designer's scheme boards).
- **Kitchen Cupboards** - Choice of finish to cupboards (as per Designer's scheme boards).
- **Splashback** - Granite or composite stone for splashbacks (as per Designer's scheme boards).
- **Drawers** - Included.
- **Drawer & Door handles** - Included.
- **Overhead Cupboards** - Included.
- **Microwave Recess** - Included.
- **Pantry** - Included.
- **Fridge Recess** - Included.
- **Cooktop** - European ceramic electric cooktop.
- **Oven** - European electric oven.
- **Rangehood** - European recirculating rangehood.
- **Sink & Mixer** - Two bowls with chrome mixer.

## ENSUITES, BATHROOMS & LAUNDRY

- **Vanity Tops** - Composite stone material (as per Designer's scheme boards).
- **Vanity Cupboards and / or Drawers** - Selected finishes (as per Designer's scheme boards).
- **Bath** - Styled bath where applicable.
- **Basins** - White vitreous china basins.
- **W/C** - Vitreous china pan with dual flush cistern.
- **Basin/Bath Mixers** - Chrome mixer.
- **Shower Screen** - Mixture of semi-framed glazing and/or curved glass.
- **Shower Mixers** - Chrome mixer with handheld shower on a shower rail.
- **Laundry** - Laundry trough with mixer. Washing machine taps provided.
- **Electric Clothes Dryer** - Supplied & installed.
- **Toilet Roll Holders** - Provided.
- **Towel Rail** - Provided.
- **Mirrors** - Included.
- **Walls** - Tiled to 1200mm height and full height of shower (all as per Designer's scheme boards).

## ELECTRICAL & COMMUNICATIONS

- **Smoke Detectors** - Provided to meet Australian Standards.
- **Fire Alarm Systems** - Provided to meet Australian Standards.
- **Light Fittings** - To architect's/designer's selection.
- **T.V. Point** - Provided to Living Room.
- **Pay T.V. Point** - Provision for Pay T.V to Living Room.
- **Power Outlet** - Provision of power outlets varies between type and size of apartment's.
- **Telephone Point** - Two points provided.
- **Ducted Exhaust Fan** - To bathrooms and WCs.
- **Hot Water System** - Communal solar gas boosted HWS individually metered.
- **Air Conditioning** - Single level apartment's to be provided with one reverse cycle wall mounted split system with one outlet to living area. Loft apartment's to be provided with one reverse cycle wall mounted split system with one outlet to living area and one outlet to loft area.

## COMMON AREAS

- **Gymnasium** - Cardiovascular and resistance training equipment.

*Disclaimer: Finishes and specifications are subject to change at the developer's discretion without notice.*