



Air-Conditioning

Ducted air conditioning to the living room, kitchen, Retreat and Bedroom 1,2 & 3 with 2 control panels

Lighting

Quality light fittings per unit, energy efficient lighting with combination of oyster lights, wall lights & down lights with fluorescent lights to basement garage including and internal C-bus system

General

Driveways

Spray-crete concrete finish to concrete driveway

Letterboxes

Letterbox bank to entry fence with lock

Fencing

Combination of Masonry, Glass, timber with select paint finish

Walls

Rendered Block, compressed fibro shadow line sheeting with select paint finish

Windows

Anodised aluminium framed tinted glass

Doors to balconies

Anodised aluminium framed tinted glass commercial grade bi-fold opening floor to ceiling

Privacy screening

Timber Stained horizontal battening on aluminium frame

Entry Door

Frameless glass with feature handles and deadlock

Roofing

Gutters and fascia colorbond with custom orb sheeting

Staircase

Single stinger with stained timber treads

Handrail

Stainless steel and glass

Garage Doors

Automatic colorbond panel lift door

Pergola Unit 1 & 2

Light weight aluminium structure

Internal Doors/locks

Semi solid flush 2400mm high, square line locks brushed aluminium

Internal Door Jambs

Ezy Jambs square set finish

Lift Internal

Stainless and glass

Barbeque

Fixed external stainless steel to all units

Internal Shirting

68mm x 11mm splayed

Architraves

N/A

Roof Decks

Ceramic Tiles, frameless glass balustrade with stainless handrail fixed to glass, stainless sink and mixer, hot & cold external shower rail



Tapware	Chrome detachable shower head and rail Chrome bath spout
Accessories	Satin /chrome/aluminium square line double towel rails, soap holders, towel ring

Laundry

Floor	Porcelain tiles
Walls	Washable satin acrylic paint – wash and wear
Skirting	Porcelain tiles
Ceiling	Painted plasterboard with square set corners
Tapware	Chrome washing machine cocks concealed in cabinets, mixer for sink
Tub	45 Litre stainless drop in steel bowl into cabinet
Cabinet	Two pack cabinet with stone top
Splashback	Porcelain tile splashback

Ensuite

Floors	Porcelain tiles
Walls	Porcelain tiles floor to ceiling with glass feature tiles to shower
Ceiling	Painted plasterboard with square set corners
Vanity Bench Top	Stone top
Vanity Basins	Raised Vessel basins
Vanity Cabinetry	Two pack cabinets with shadow line
Mirror	Frameless mirror with concealed cabinet

Ensuite Fittings

Shower Screen	Frameless glass with chrome fittings
Vanity Basin	Raised vessel basins
W C Pan & Seat	Floor Mounted pan back to wall with concealed cistern in wall
Tapware	1 chrome detachable shower rail + 2 drop down shower heads from ceiling
Accessories	Satin/ chrome/aluminium square line double heated towel rail, soap holders, towel ring



Kitchen Fittings

Sink	Double under mount stainless steel sink
Sink Mixer Tap	Chrome Spring Flick Mixer
Cook Top	Miele 900mm Induction
Wall Oven	Miele 900mm
Rangehood	Miele 900mm Canopy
Dishwasher	Miele Integrated
Coffee Machine	Miele Integrated
Microwave	Miele Integrated

Bedrooms & Robes

Floor	Carpet on underlay
Walls	Washable low sheen acrylic paint - wash and wear
Ceiling & Cornice	Painted plasterboard and flat paint finish with square set corners and 55mm corners to robes
Walk-in-Robe Bed 1	Laminex cabinetry, long and short hanging rails with 2 banks of 4 sliding draws and 2 sets of shoe racks
Walk-in-Robe Mirror	Full height mirror skirting to ceiling to W/R wall
Built-in-Robe Bed 2&3	Melamine Shelf with long and short hanging rails and bank of 4 sliding draws with 1 shoe rack, slimline mirror sliding doors to robes 2400mm high

Bathroom

Floor	Porcelain tiles
Walls	Porcelain tiles floor to ceiling with glass feature tiles to shower
Vanity Basins	Raised vessel basins
Ceiling	Plasterboard with square set corners
Vanity Bench Top	Stone top
Vanity Cabinetry	Two pack cabinets with shadow line
Mirror	Frameless mirror with concealed cabinet

Bathroom Fittings

Shower Screen	Frameless glass with chrome fittings
Vanity Basin	Vessel basin
W/C Pan & Seat	Floor mounted pan back to wall with concealed cistern in wall



SCHEDULE *of* INTERNAL FINISHES

General

Internal Walls	Plasterboard with washable low sheen Acrylic paint – wash and wear, internal perimeter walls to have metal battens with plasterboard, Plasterboard ceilings on furring channel
Windows	Sliding aluminium glazing system with tinted glass, full height sliders and bi-folds floor to ceiling
Balconies	Tile Decking
Ceilings	Painted plasterboard and flat paint

Entry Foyer

Floor	Porcelain tiles
Walls	Plasterboard with washable low sheen acrylic paint
Ceiling	Painted plasterboard square set corners

Living & Dining

Floor	Porcelain tiles
Walls	Washable low sheen acrylic paint - wash and wear
Ceiling & Cornice	Square set corners to all rooms excluding cupboards in Bed 2 & 3

Kitchen

Floor	Porcelain tiles
Walls	Washable low sheen acrylic paint - wash and wear
Ceiling	Painted plasterboard with square set corners
Bench Tops	Select Caesar stone
Splash Back	Glass
Cupboards	Two pack finish, bulkhead above overhead cupboards to ceiling



Balustrade	All balustrade to balconies frameless glass with two mounting pins in each section of glass, stainless handrail on pins
Pools Unit 1 & 2	Solar heated, glass waterline tiles, timber decking to edge
Pools Unit 3 & 4	Spa plunge pools to be commercial quality with multi seats and heating powder coated aluminium privacy screen
Timber Decking	120mm x 35mm hardwood, stainless batten screws to hardwood joists
Ceiling Height	2700mm
Building Name/number	Graphic designed acrylic
Intercom	Intercom system from driveway, entry lobby, entry porch to living and bedrooms, video intercom
Terrace/courtyard	Ceramic tiles on concrete
A/C screening	Powder coated aluminium with access gates
Pontoon berth for 4	4 finger berth built by Superior Jetties
Basement	8 + Visitors car parks, chainmesh storage with gates for each unit, privacy screen for bins
Pedestrian Gates	Aluminium powder coated with self closing hinges with electric latches
Landscape	All landscaping to be low maintenance with irrigation system, large pandanus feature tree in front yard, stepper in pavers, Shrubs on boundary fence for privacy
Mechanical Ventilation	Provide required ventilation for all units


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