



DELUXE PACKAGE - SCHEDULE OF FINISHES

EXTERIOR BUILDING FABRIC

External Walls

Combination of painted prefabricated and insitu concrete walls and some insulated steel framed walls with lightweight cladding as per Architectural drawings.

To Townhouse style apartments no. 1 to 11, external walls may be a combination of rendered and painted brick walls, face brick walls and lightweight cladding as per Architectural drawings in lieu of the above.

Windows & Sliding Doors

Powder coated aluminium framed windows with 6.38mm thick laminated clear glazing for improved external noise reduction over standard glazing.

Flyscreens

Powder coated aluminium framed flyscreens

Balustrades

Powder coated aluminium framed clear safety glass balustrades

Balconies

Slip resistant ceramic floor tiles

External Stairs & Landings

Slip resistant ceramic floor tiles

Decks & Courtyards

Slip resistant ceramic floor tiles

Security Gates

Remote controlled garage doors to extent as shown on Architectural drawings

Landscaping

Landscaped and reticulated gardens on Pool Deck

Letterboxes

Powdercoated aluminium letterboxes with locks.

ENTRANCE LOBBY

Ground Floor Lobby

Entrance lobby with polished fully vitrified floor tiles. Furnished with selected designer furniture and contemporary paintings.

LEISURE FACILITIES

Swimming Pool

16.5 metre heated lap pool.

Spa

Heated outdoor spa.

Poolside Furniture

Sun lounges and casual table and chairs provided.

BBQ

Gas BBQ with adjacent stainless steel sink.

Pool Lounge

Lounge furnished with contemporary furniture.

Games Area and Bar Area

Pool table provided. Bar Area fitted out with a sink and refrigerator.

Gymnasium

Equipped with:

- Weight Rack
- 3 Station Weight Training System
- Exercise Bike
- Treadmill
- Elliptical Cross Trainer
- Chromed Dumbell Set
- Incline / Decline Benches
- AB Toner
- Anti Burst Fitballs
- Mirrored wall
- Exercise Mats

Sauna

Timber lined sauna

Changerooms

Separate male and female change rooms with shower cubicle, vitreous china vanity basin, vitreous china wc, vitreous china cistern and mirror

SECURITY

Intercom

Audio intercom system for controlling access to the Ground Floor Entrance Lobby

Remote Control Driveway Gates

2 remote controls per apartment included

Security Camera Surveillance System

Linked to television points in apartment.

Security Access Reader System to the Ground Floor Lift Lobbies

Keyless electronic entry to the Ground Floor Lobbies and Basement Lift Lobbies. Controls lift access to your individual floor. This system is integrated with the carpark gate remote control.

LIFTS & CORRIDORS

Lift Lobbies

Carpet on upper floors. Polished tiles on Ground Floor.

Lift Doors

Stainless steel doors

Lift Interior

Feature lift interior walls with timber look panelling, stainless steel, mirror and handrails





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APARTMENT INTERIORS

Party Walls

Prefabricated concrete walls or insitu concrete walls lined with 10 mm thick flushed plasterboard. To Townhouse style apartments no. 1 to 11 party walls may be double brick walls with painted hardwall plaster in lieu of the above.

Internal Walls

Combination of 10 mm thick flushed plasterboard on concrete walls and 10 mm flushed plasterboard over steel stud framed partitions (with 50mm thick glass wool insulation batts). To Townhouse style apartments no. 1 to 11 internal walls may be brick walls with painted hardwall plaster in lieu of the above.

Ceilings

Skim coat to concrete ceiling and flushed plasterboard drop ceilings, where required. 2.50 metre high ceilings generally except where dropped ceilings and bulkheads are required.

Entry Doors

1 hour fire rated self closing door to high rise apartments. Solid core doors to townhouse style apartments

Internal Doors

Flush panel hollow core door with semi gloss paint with metal door frame.

Built-in Robes

Sliding doors to built-in robes complete with shelf and hanging rail. Choice of mirror doors or White Kote glass doors.

Internal Door Furniture

Designer chrome lever handle

Skirlings

67 X 18 MDF painted skirting

Nosings

MDF nosings provided to all window sills except in wet areas

Floors

Quality carpets to Living areas and Bedrooms

KITCHEN

Cupboards

Granite / Reconstituted stone bench tops from developer's selected range. Coloured prefinished boards to cupboards from developer's selected range. Overhead cupboards over cooktop.

Splashback

Tiled Splashback to 640mm high above the cooktop (as per Interior Designer's colour scheme boards)

Cooktop

Quality European stainless steel and/ or glass gas cooktop Appliances will be Blanco or Baumatic or equivalent as selected by the Developer but not Miele appliances as stated in the brochure.

Underbench Oven

Quality European stainless steel electric underbench oven to tower apartments only. Appliances will be Blanco or Baumatic or equivalent as selected by the Developer but not Miele appliances as stated in the brochure.

Wall Oven

Quality European stainless steel electric wall oven to town house style apartments only. Appliances will be Blanco or Baumatic or equivalent as selected by the Developer but not Miele appliances as stated in the brochure.

Rangehood

European stainless steel under mount type rangehood ducted to outside. Appliances will be Blanco or Baumatic or equivalent as selected by the Developer but not Miele appliances as stated in the brochure.

Sink and Mixer

Stainless steel one & three quarter bowl, single drainer sink with chrome mixer to 2 & 3 bedroom apartments.

Kitchen Water Filter

Selected water filter system with chrome tap or equivalent.

Floor Tiles

Polished floor tiles (as per Interior Designer's colour scheme boards).

Dishwasher

N/A

Microwave

N/A

ENSUITES, BATHROOMS & LAUNDRIES

Vanity

Granite / Reconstituted stone bench tops from developer's selected range. Coloured prefinished boards to cupboards from developer's selected range.

Basins

Semi recessed vitreous china basins.

W.C

Vitreous china W.C. pan and china cistern.

Bath Shower

Multiform shower bath where applicable or equivalent.

Spa Baths

N/A

Basin Mixers

Selected chrome mixer.

Bath Mixers

Selected chrome mixer.

Shower Mixers

Selected chrome mixer with chrome shower rail.

Electric Clothes Dryer

Electric Dryer provided.

Toilet Roll Holders

Selected designer chrome range.

Towel Rail

Selected designer chrome range.

Robe Hooks

Selected designer chrome range.

Shower Screens

Aluminium framed clear laminated glass pivot doors to shower compartments where provided. 800mm wide aluminium framed clear laminated glass fixed shower screen to shower/bath where applicable.

Mirrors

Included.

Floor Tiles

Polished floor tiles (as per Interior Designer's colour scheme boards).

Wall Tiles

Glazed ceramic white wall tiles to 1000 mm height generally and 2100 mm height to showers (as per Interior Designer's colour scheme boards).

ELECTRICAL

Smoke Detectors

Included.

Fire Alarm

Included.

Light Fittings

Included. Low voltage recessed downlights lights will be provided to the Living, Dining and to the bathrooms.

T.V. Point

TV points will be provided to the Living and Master Bedroom.

Pay TV Point

Pay TV points will be provided to the Living and Master Bedroom.

Power Outlets

Included.

Telephone Points

Telephone points will be provided to the Living, Master Bedroom and Bedroom 2.

Exhaust Fans

Provided to bathrooms and ducted to the outside.

Electric Hot Water System

125 litre Vulcan electric hot water system or equivalent to tower apartments.

Gas Hot Water System

Instantaneous gas hot water system to townhouse style apartments no. 1 to 11 only.

Airconditioning

Wall mounted split unit air conditioning provided to Living Areas & Master Bedroom only.