



## SCHEDULE OF FINISHES AND OUTLINE SPECIFICATIONS

### LIVING, DINING & CONSERVATORIES

<b>FLOORS</b>	1200 X 200 TIMBER LOOK TILE.
<b>WALLS</b>	WALLS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE WASHABLE LOW SHEEN PAINT SYSTEM.
<b>CEILINGS</b>	3 COATS OF PAINT ON PLASTER BOARD. CEILINGS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE & WASHABLE LOW SHEEN PAINT SYSTEM. CEILING TO WALL SQUARE STOPPED.
<b>BLINDS</b>	NOT SUPPLIED.
<b>DOORS</b>	PAINT FINISHED OVER HEIGHT HOLLOW CORE DOORS, FRONT DOOR PAINT FINISHED SOLID CORE. STAINLESS STEEL, HIGH QUALITY DOOR HARDWARE.
<b>WINDOWS &amp; EXTERNAL DOORS</b>	DOUBLE GLAZED, BLUE TINTED GLASS TO ACOUSTIC AND THERMAL REQUIREMENTS. POWDER COATED ALUMINUM. SELECTED POWDER COATED EXTERNAL DOOR HARDWARE.
<b>LIGHTING</b>	GENERALLY FLUSH MOUNTED LED LIGHTS.
<b>POWER</b>	POWER SUPPLIED TO EACH APARTMENT VIA POWER AUTHORITY METERS AND THE APARTMENT'S RESPECTIVE DISTRIBUTION BOARD. GENERALLY 4-6 DUAL POWER SOCKET OUTLETS HAVE BEEN PROVIDED DEPENDING ON THE APARTMENT TYPE.
<b>TV</b>	SIGNAL CABLING TO ENABLE FULL HDTV RECEPTION TO EACH APARTMENT. SKY TV OPTIMISED.
<b>DATA</b>	ULTRA-HIGH SPEED WIRELESS DATA CONNECTION.
<b>VIDEO INTERCOM</b>	A VOICE AND COLOUR VIDEO INTERCOM MONITOR LINKED TO THE EXTERNAL MAIN CAMERA UNIT. THE VIDEO INTERCOM SYSTEM SHALL BE INTERFACED WITH THE LIFT AND SECURITY SYSTEM SUCH THAT AN EXTERNAL PERSON CAN GAIN ACCESS TO THE APARTMENT LEVEL WHEN ALLOWED THROUGH THE TENANT'S INTERCOM SYSTEM.

## KITCHEN

<b>JOINERY</b>	LAMINATE. LED STRIP LIGHTS TO THE UNDERSIDE OF THE OVERHEAD CUPBOARDS.
<b>SINK BENCH</b>	NATURAL STONE WITH GENEROUS ONE AND A HALF STAINLESS STEEL UNDER MOUNT BOWL AND WASTE DISPOSAL UNIT.
<b>SPLASHBACK</b>	NATURAL STONE TO MATCH BENCH.
<b>SINK TAPWARE</b>	GROHE ESSENCE KITCHEN MIXER WITH PULL OUT SPRAY IN CHROME.
<b>DRAWERS</b>	KITCHEN DRAWERS INCLUDE: CUTLERY INSERTS SOFT CLOSE DRAWER SYSTEMS WITH FULL EXTENSION RUNNERS.
<b>OVEN</b>	BOSCH OR SIMILAR.
<b>HOB</b>	BOSCH OR SIMILAR.
<b>DISHWASHER</b>	BOSCH OR SIMILAR.
<b>RANGEHOOD</b>	RECIRCULATING RANGE HOOD FOR ODOUR AND GREASE REMOVAL, SEPARATE MOISTURE EXTRACT TO THE OUTDOORS.
<b>REFRIGERATOR/ FREEZER</b>	BOSCH OR SIMILAR (UPGRADE OPTION ONLY FULLY INTERGRATED).
<b>RUBBISH BIN</b>	EACH KITCHEN INCLUDES AN INTEGRATED, PULL OUT RUBBISH BIN SYSTEM.
<b>FLOORS</b>	1200 X 200 TIMBER LOOK TILE. PALE FINISH.
<b>WALLS</b>	WALLS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE & WASHABLE LOW SHEEN PAINT SYSTEM.
<b>CEILINGS</b>	CEILINGS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT, USING A DURABLE & WASHABLE LOW SHEEN PAINT SYSTEM.
<b>LIGHTING</b>	GENERALLY, SURFACE MOUNTED LED DOWN LIGHTS. UNDER CUPBOARD LED RECESSED STRIP UNDER CUPBOARDS, BUT OVER KITCHEN BENCH.
<b>POWER</b>	GENERALLY 2-3 X DUAL POWER SOCKET OUTLETS HAVE BEEN PROVIDED, DEPENDING ON THE APARTMENT TYPE AND KITCHEN LAYOUT.

## BEDROOM

<b>FLOORS</b>	1200 X 200 TIMBER LOOK TILE. PALE FINISH.
<b>WALLS</b>	WALLS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE WASHABLE LOW SHEEN PAINT SYSTEM.
<b>CEILINGS</b>	CEILINGS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE & WASHABLE LOW SHEEN PAINT SYSTEM.
<b>DOORS</b>	PAINT FINISHED OVER HEIGHT HOLLOW CORE DOORS. STAINLESS STEEL DOOR HARDWARE.
<b>BLINDS</b>	NOT SUPPLIED.
<b>WINDOWS</b>	CEILINGS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE & WASHABLE LOW SHEEN PAINT SYSTEM. MINIMUM STUD HEIGHT – 2.6M.
<b>LIGHTING</b>	GENERALLY, RECESSED INSTALLED LED LIGHTS.
<b>POWER</b>	GENERALLY 3-4 DUAL POWER SOCKET OUTLETS HAVE BEEN PROVIDED DEPENDING ON THE APARTMENT TYPE/BEDROOM ARRANGEMENT.
<b>TV</b>	TV POINT.
<b>WARDROBES</b>	MELTECA DOORS WITH WARDROBE UNITS INCLUDING SHELVING, STORAGE DRAWERS, AND CLOTHES RAILS.

## BATHROOM

<b>FLOORS</b>	1200 X 200 TIMBER LOOK TILE. PALE FINISH.
<b>WALLS</b>	WALLS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE WASHABLE LOW SHEEN PAINT SYSTEM.
<b>CEILINGS</b>	CEILINGS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE & WASHABLE LOW SHEEN PAINT SYSTEM. MINIMUM STUD HEIGHT 2.6M IN BATHROOMS.
<b>SHOWER</b>	FRAMELESS TOUGHENED GLASS SHOWER SCREENS. GLASS DOORS AND STAINLESS STEEL FINISHED HANDLES. COLUMN SHOWER RAIL WITH SPRAYHEAD AND RAINSHOWER HEAD COMBINATION. MATCHING CERAMIC FLOOR TILES WITH STAINLESS STEEL GUTTER DRAIN AND MOSAIC WALLS.
<b>VANITY</b>	BESPOKE NATURAL STONE DOUBLE VANITY WITH SURFACE MOUNTED ROUND BASINS AND SOFT-CLOSE DRAWERS.
<b>MIRROR</b>	PARTIALLY RECESSED CABINET MIRROR.
<b>TOWEL RAIL</b>	HEATED TOWEL RAIL.
<b>TOILET</b>	WALL MOUNTED PAN WITH INWALL CISTERN.
<b>VENTILATION</b>	MECHANICAL VENTILATION AND EXTRACTION.
<b>BASIN, BATH, SHOWER, TAPWARE</b>	SELECTED CHROME-FINISH TAPWARE.
<b>ACCESSORIES</b>	ROBE HOOK, TOILET ROLL HOLDER.

## LAUNDRIES

<b>WALLS</b>	WALLS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE & WASHABLE LOW SHEEN PAINT SYSTEM.
<b>CEILINGS</b>	CEILINGS PLASTERED TO A HIGH STANDARD WITH 3 COATS OF PAINT USING A DURABLE & WASHABLE LOW SHEEN PAINT SYSTEM.
<b>DOORS</b>	PAINT FINISHED OVER HEIGHT HOLLOW CORE DOORS. STAINLESS STEEL DOOR HARDWARE.
<b>FLOORS</b>	1200 X 200 TIMBER LOOK TILE. PALE FINISH.
<b>EQUIPMENT</b>	COMBINED WASHER AND DRYER - BOSH OR SIMLIAR (UPGRADE OPTION ONLY).
<b>VENTILATION</b>	MECHANICAL VENTILATION AND EXTRACTION.

## OUTDOOR BALCONIES

<b>FLOORS</b>	EXTERIOR 1200 X 200 TIMBER LOOK TILE. PALE FINISH TO MATCH INTERIOR.
<b>BALUSTRADES</b>	CANTILEVERED FRAMELESS GLASS.

## AIR CONDITIONING & HEATING SYSTEM

<b>POWER</b>	LOCAL ISOLATION FOR EXTERNAL AIR CONDITIONING UNIT OR HEAT PUMP. ISOLATION PROVIDED NEXT TO EACH OUTDOOR AIR CON UNIT. IP56 SWITCHED OUTLET. EACH APARTMENT IS ENABLED FOR AIRCONDITIONING, HAVING REFRIGERANT PIPE WORK AND POWER INSTALLED. INSTLLATION OF AIR CONDITIONING/HEAT PUMP IS AVAILABLE AS AN UPGRADE OPTION.
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