

2 Warners Avenue Schedule of Finishes

GENERAL

Access Control	Audio video intercom
Air conditioning	Reverse cycle
Alarm in units 1 and 2 only	P.I.R detectors (back to base ready)
Audio/Video Intercom	One per unit
Ceiling – general	Plasterboard Shadow line Rondo P50 to ceilings/wall junctions Or Plaster corners to ceiling/wall junctions Paint finish
Door frames	Paint finish
Door furniture	Steel lever
Entry doors	Solid core fire doors with paint finish
Gas heating points	One per unit
Hot water	Instant , individual gas hot water system
Internal doors	Block core doors with paint finish
Lighting	Recessed/surface ceiling mounted
Pay TV/TV points	Three pay TV & three TV points per 2 Br unit, Four pay TV and four TV points per 3 Br unit
Skirting	Paint finish
Telephone points	Three phone points per 2 Br Unit Four phone points per 3 Br unit
Wall finish	Painting/tiling as specified
Linen cupboards	Paint finish hinged doors Melamine shelving inside

BEDROOMS

Wardrobes	Built-in wardrobes in all bedrooms in locations shown on the drawings Melamine carcass & internal drawers
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KITCHENS

Bench top	Selected stone
Cupboard doors	Polyurethane doors
Cupboard interiors	White melamine
Sink	Stainless steel 1 ½ bowl
Stainless steel appliances (Smeg or similar)	<ul style="list-style-type: none">- Oven- Cooktop- Rangehood- Dishwasher
Tapware	Chrome sink mixer

LAUNDRIES

Dryer	Simpson / Hoover or similar
Tap ware	Chrome laundry mixer and chrome washing machine cocks

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BATHROOMS

Accessories	Chrome towel rail Chrome toilet roll holder
Bath	Acrylic Bath Tub
Mirrors	Mirrors top cabinet
Shower screens	Glass shower screens
Tap ware	Chrome basin and bath set Chrome hand shower
Toilet suites	Floor mounted back to wall Ceramic – white finish with concealed cistern
Basin	Ceramic white wall basin

FLOOR AND WALL FINISHES

FLOORS:

Bathroom	Selected ceramic tiles
Bedrooms	Carpet
Laundry	Selected ceramic tiles
Throughout except otherwise nominated	Engineered timber boards

WALLS:

Bathroom walls	Full height ceramic tiles
Kitchen splash back	Stone
Laundry splash back	Selected ceramic tiles

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LIFT CAR

Floor	Ceramic tile
Walls	Stainless steel panels with mirror

EXTERNAL AND COMMON AREAS

Apartment lobbies	Painted walls/ceilings
Balustrades	Masonry with paint finish, or Aluminium and glass balustrades
Common pathway & street entry	Selected tiles
Entry area & Foyer	Painted walls/ceilings (general)
External walls	Render / bagged /painted masonry / cladding as per elevations
Front fence	Masonry/timber as per elevation
Gas outlets, hose taps & power points	One per unit – courtyards and balconies
Letter boxes	Built-in front opening keyed
Lighting	Ceiling mounted light fittings
Terraces & balconies	Selected tiles
Windows/Doors	Powder coated aluminium frames with matching fly screens in all bedrooms windows

CARPARKS

Driveway	Power floated concrete
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Entry door

Security door

Lighting

Ceiling mounted selected light fittings