

STANDARD FINISHES

11-13 CHURCH ST NELSON BAY, NSW

GENERAL FINISHES

Floor	Trendtime 6 German Timber Laminate
Wall	Plasterboard Wash & Wear paint finish
Ceiling	Plasterboard Wash & Wear paint finish
Skirting	MDF boards Wash & Wear paint finish
Wall/Ceiling	Junction P50 shadow line
Balcony/Terrace Floor	300mm x 600mm agglomerate stone tile
Windows	Powder coated performance aluminium framed glazing
Linen /Storage Cupboards	Polyurethane – Semi gloss
Internal Doors	Timber core doors, Wash & Wear paint finish
Door Furniture	Lever handle – brushed stainless steel
Balcony Balustrade	Painted masonry/toughened glass balustrade
Balcony Privacy Screens	Powder coated louvred & framed aluminium Motorised internal sheer blinds to the larger window openings

KITCHEN

Benchtop	Caesarstone - 40mm
Island Benchtop	Caesarstone - 40mm
Splashback	EXQ Ultra Biarritz
Joinery	Polyurethane
Joinery Carcass	Melamine
Sink	Double bowl 1 and ½ undermount stainless steel sink
Tapware	Polished chrome kitchen mixer
Bath Tapware	Polished chrome mixer
Bar Fridge (where applicable)	Undermount bar fridge

BEDROOM

Floor	50% wool 50% synthetic twist pile
Wardrobe	Polyurethane doors with melamine interior

BATHROOM

Benchtop	Caesarstone - 40mm
Floor	300mm x 600mm porcelain tile
Wall	300mm x 600mm ceramic tile
Joinery	Mirror cabinet with melamine carcass timber recessed shelf and draws
WC	Concealed cistern with wall faced suite
Basin	Above counter mounted ceramic
Tapware	Chrome plated mixer
Shower Head	Chrome plated shower on rail
Shower Mixer	Chrome plated single lever mixer
Shower Screen	Frameless glass
Toilet roll holder	Chrome plated
Bath Tapware	Chrome plated
Bath	Forme Freestanding

LAUNDRY

Wall	Tiles above sink
Bench Top	Laminate finish
Joinery	Polyurethane finish with melamine interior
Tapware	Polished chrome mixer
Joinery Door (where applicable)	Polyurethane
Tub	Single bowl stainless steel sink
Wall dryer	Fisher & Paykel 4kg front vented

APPLIANCES

Cooktop	Smeg induction electric cooktop 600mm
Rangehood	Smeg concealed undermounted fan ducted rangehood
Dishwasher	Smeg stainless steel dishwasher
Oven	Smeg stainless steel multifunction fan forced oven

SERVICES

Internal Light Fitting	Surface mounted or recessed down lights Concealed LED strip lighting in kitchen and bathroom joinery items
External Light Fitting	Wall or ceiling mounted lights
Power	Slimline GPOs generally throughout apartment External GPO to balconies/ terraces
External water tap	To balconies/ terraces
Hot water	HWU system will be a centralised plant located on the roof with a ring feed providing responsive hot water to each apartment
Air conditioning	Ducted air conditioning
Exhaust	Ducted systems to kitchen and bathroom/laundry
Gas	To kitchen cooktop and main balcony
Data / Communication	Telephone line, Provision for Pay TV and Data Point, including provision for NBN
Security Intercom	Audio intercom to main lobby entry door

UPGRADE OPTIONS

Standard for 3 Bedroom Units and Penthouses

APPLIANCES

Electric cooktop to Kitchen	Smeg Induction electric cooktop, 900 mm
Oven to Kitchen	Smeg Electric Built-in oven, 900 mm
Rangehood	Smeg 900 mm concealed undermount rangehood
Dishwasher	Smeg fully integrated Dishwasher

EXCLUDED ITEMS & CLARIFICATIONS

The following items are excluded from this contract:

- Soft or loose furnishings including curtains/blinds
- Pendant, chandelier and wall mounted light fittings
- Televisions, DVD players, stereos, toasters, kettles and other loose electrical or white goods
- Telephone handsets
- Microwaves
- Refrigerators
- Washing machines
- Wallpaper or other wall coverings other than paint finish
- Cameras and monitoring
- Feature lighting
- Unfixed items generally as shown in display suites and computer generated marketing image
- Locations of service risers and stack design subject to future services design and input Fenestrations and privacy 12. screen designs to future details and to comply with Council DA conditions

Disclaimer: the purchaser specifically acknowledges and agrees that the appliances, fixtures and finishes referred to in the Schedules may be substituted by the vendor should the product range quoted be unavailable or should the vendor decide to install alternative products and the purchaser specifically acknowledges that the vendor may substitute such other materials, colours or brands as the vendor, in its discretion deems necessary. The vendor confirms that the substitutes will be similar to the items referred to in these Schedules. In addition the purchaser specifically acknowledges and agrees that the design and location of fixtures and fittings may be altered as the vendor in its absolute discretion deems necessary. The vendor confirms that the alternate design or location will not adversely affect the use or functionality of the fixture or fitting.