

# specifications

## built form

Generally	colourbond roof sheeting, structural reinforced concrete floors, glazing and insulated external and party walls all to the requirements of the BCA & AS codes.
External walls	painted or rendered generally, architectural selected accent walls.
Windows & sliding doors	fully sealed, powder coated aluminum framed windows with acoustic and energy rated clear glazing to AS specification.
Balconies & terraces	selected slip resistant floor tiles to all balconies. aluminium balustrade with toughened safety glass infill.

## entry lobby, lift lobbies & corridors

Entrance lobby	quality floor tiles and feature paint accent walls
Lift lobbies & corridors	quality carpet and paint
Lift doors	stainless steel doors

## security features

Parking	fully secure parking for all residential car bays
Gates	automatic remote controlled car security doors
Intercom	intercom system linked to electric lock to the entry lobby
Access	security system with proximity readers for automatic access to secure car parking, lobby & lift.
Lift	Access controls to your individual floor



Refer to your Sales Contract for final finishes as these may vary.

## electrical & communication

Smoke detectors	all apartments fitted with smoke detectors, hard wired to the mains electrical supply
Fire Alarm	as per specification
Light Fittings	generally recessed low voltage quality down light fittings (functional allocation throughout)
Television Points	provided to living and main bedroom
Pay TV Point	foxtel backbone wiring to all apartments (subscription by residents)
Internet	internet access connection point
Telephone point	to living area and/or study (if applicable)
Power outlets	included as per electrical specification (functional allocation throughout)
Exhaust fans	provided to ensuites, bathrooms & laundry's
Air conditioning	wall mounted reverse cycle split system air-conditioning provided to living/dining/main bedroom
Hot water system	electric HWU

## specifications

### apartment Interiors

Interior design	mocha & latte interior designer selections
Entry doors	solid core doors
Kitchen bench top	reconstituted stone bench top
Kitchen cabinetry	quality laminate
Kitchen splashback	colour back glass
Wardrobe	mirrored doors with shelf and rail

### appliances

Cooktop	electric ceramic glass cooktop
Wall oven	under bench stainless steel oven
Range hood	stainless steel rangehood
Dishwasher	stainless steel dishwasher
Microwave	stainless steel microwave
Clothes dryer	electric dryer

### ensuite, bathroom & laundry

Vanity tops	reconstituted stone bench tops
Vanity Cabinets	quality laminate
Splashbacks	quality tiles
Basins	semi-recessed square ceramic basins
Shower	semi-frameless clear glazed shower screen with pivot door
Mirrors	wall mirrors included
Hardware	quality cabinet hardware



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### tapware & sanitary

Kitchen mixer	quality chrome flick mixer
Kitchen sink	stainless steel kitchen sink
Water filtration	water filter supplied and installed
Ensuite & bathroom taps	quality chrome basin mixer
Shower set	quality chrome shower set
Towel rail	quality chrome towel rail
Laundry trough	stainless steel laundry trough
Laundry taps	quality chrome mixer and washing machine taps

### floor and wall finishes

Kitchen, ensuite & bathroom	high quality tiles as selected
Living/Dining and Bedrooms	high quality carpet on underlay
Balcony	high quality non-slip tiles
Internal walls and Ceiling	high quality painted finish
Acoustic Underlay	as per AS and acoustic specification (throughout living areas)