



SCHEDULE OF FINISHES



AMMOS



# SCHEDULE OF FINISHES

GENERAL EXTERNAL AND INTERNAL CONSTRUCTION	
FLOOR	Reinforced concrete slab
EXTERNAL WALLS	Double brick wall with polystyrene sound/heat proofing in between 30cm thick rendered on both sides except in areas where stone is specified
WALLS BETWEEN UNITS	Double brick wall with polystyrene sound/heat proofing in between 30cm thick rendered on both sides
INTERNAL WALLS	Single brick wall 10cm rendered on both sides
ROOF	Reinforced concrete slab
BALCONY DOORS & WINDOWS	Powdercoated aluminium frames with double glazing and shutters
INTERNAL DOORS	Satin painted timber doors
UNIT ENTRY DOOR	Powdercoated aluminium panel half glass
LINEN DOORS & BROOM CUPBOARD	Satin painted flush panel sliding door with shelves (4 shelves to linen) or laminated joinery unit
DOOR HARDWARE	
FRONT DOOR	Lever with mortice lock
INTERNAL	Satin chrome levers with privacy set to bathroom, ensuite and bedrooms
CABINET HARDWARE	Designer handles
LIGHTING	Ceiling hanging fittings and Ceiling mounted light fitting in bathrooms
BALUSTRADES	Powdercoated aluminium framed, and/or texture coated masonry
BALCONIES	Ceramic floor tiles. Texture painted concrete soffit or painted lining
FENCING	Stone walls
HOT WATER SERVICE	Individual electric Hot water unit
EXTERNAL GLASS	Clear
FLOOR TO CEILING HEIGHT	Generally 2.85m (excluding bulkheads and wet areas)
BUILT IN ROBES	Sliding doors with mirrored and glass panels. Four shelves, hanging rail.
KITCHEN	
FLOOR	Ceramic tiles
WALLS	Washable low sheen acrylic paint
CEILINGS & CORNICE	Acrylic paint
BENCHTOPS	80mm polished concrete top
SPLASHBACK	Polished concrete to height of 600mm
CUPBOARDS	Selected laminate to doors and drawers
KICKBOARDS	Selected laminate finish



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## KITCHEN FITTINGS

SINK	1 and 2 Bedroom Unit – 2 bowl stainless steel sink Studio - 1 bowl stainless steel sink
TAPWARE	Sink Mixer or equivalent
UNDER BENCH OVEN	European brand oven
COOKTOP	European brand cook top (Electric)
RANGEHOOD	European brand slide out recirculating range hood
DISHWASHER	Not included

## BATHROOM & ENSUITE

FLOOR	Ceramic tiles
WALLS	Ceramic tile floor to 2200 mm height
CEILING	Painted ceiling with concrete Bulkheads
VANITY BENCH TOP	80mm polished concrete top with laminate shelf underneath
MIRROR	Mirror above vanity unit

## BATHROOM & ENSUITE FITTINGS

SHOWER SCREEN	Polished concrete
VANITY BASIN	Above bench Vitreous China
TOILET SUITE	White vitreous china dual flush
TAPWARE	Chrome mixer or equivalent
ACCESSORIES	Towel rail, towel hook, toilet roll holder in a chrome finish

## WALKWAYS/ACCESSWAYS

WALLS	Rendered and painted
CEILINGS	Rendered and painted lining

## ACCESS & EGRESS STAIRS

FLOOR	Concrete stairs with ceramic tiles
WALLS	Rendered and painted
BALUSTRADE	Single brick wall 10cm rendered on both sides

## ELECTRICAL

Free to air television points to living and bedrooms

Pay TV/Broadband/Telephone point to living and bedrooms

## AIR-CONDITIONING

Split unit Air-Conditioning to living room and bedrooms



# SCHEDULE OF FINISHES

## COMMUNICATIONS

All apartments prewired for pay television

Category 5 unshielded twisted pair cabling providing telephone and data services to each apartment

## UNIT INTERIORS

### ENTRY, LOUNGE, LIVING & DINING

FLOOR	Ceramic tiles
WALLS	Washable low sheen acrylic paint
CEILINGS & CORNICE	Acrylic paint
SKIRTING	Ceramic 8cm

### BEDROOMS & ROBES

FLOOR	Ceramic tiles
WALLS	Washable low sheen acrylic paint
CEILINGS & CORNICE	Acrylic paint
SKIRTING	Ceramic 8cm

### BLINDS

Not included

## NOTE

GENERAL	This list is indicative only and is subject to Variations and substitutions in accordance with the Contract Terms
STONE	The fact that stone is a naturally occurring material, variation in colour, consistency and fault lines cannot be controlled. The Seller will endeavour to match the stone displayed in the Sales Office and on the Finishes Boards, but can not guarantee the stone surface pattern and colour will not vary.



DEVELOPED BY



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