

FINISHES & INCLUSIONS

STANDARD

	LOCATION	FINISHES
Floor Finishes	Entry, Kitchen, Living, Dining, Bathrooms, Terrace	Quality Porcelain Tiles
	Bedroom(s)	Carpet (Cut Pile Twist)
Wall/Ceiling Finishes	Internal walls (Generally)	Plaster and Paint
	Bathroom and Ensuite	Full height Quality Ceramic Wall Tiles Glazed Feature Tiles Mirrored Shelf (above Vanity)
	All Ceilings	Plaster and Paint
Doors/Windows	Doors	Painted Solid Core Doors
	Windows/Glazed Door Frames	Anodized Aluminium
Joinery	Kitchen and Laundry Benchtops	Reconstituted Quartz Stone
	Splashbacks	Gloss Splashback
	Kitchen and Laundry Joinery Doors	2-Pac Polyurethane Finish
	Kitchen Open Shelving	Plywood
	Laundry Splashback	Quality Ceramic Wall Tiles
	Linen/Storage Cupboard Doors	Painted hinged doors.
	Walk-in Robes (open shelving with no doors)	Melamine Finish
Sanitary and Plumbing Fittings	Bathroom Sanitary Ware	Vanity Bench with Basin Integrated Storage, Water closet Bathtub (2 and 3 Bedroom Apartments)
	Bathroom Fixtures and Fittings	Hand Shower on Rail, Basin Mixer, Shower Mixer, Frameless Glass Shower Screen, Heated Towel Rail, Hand Towel Rail, Toilet Roll Holder. All finishes Chrome
	Kitchen	Stainless Steel Kitchen Sink with Chrome Kitchen Mixer
Electrical Appliances	Kitchen	60cm Ceramic Cooktop 60cm Slideout Ducted Rangehood 60cm Wall Mounted Double Oven 60cm Semi-Integrated Dishwasher Type: SMEG or equivalent
	Laundry	Wall Mounted Dryer Type: SMEG or equivalent
Door Furniture and Hardware	All	Quality Lock Sets and Handles
Lighting	All	Recessed Dimmable LED Downlights LED Oyster Lights
Air Conditioning System	All	Air conditioning Split Package Unit *TBC
Hot Water Unit	All	Commercial Storage Tanks High Efficiency Heat Pump Water Heating Type: Rheem or equivalent
Fire Protection	All	Smoke alarm with ionization and photoelectric sensors. Fire extinguishers distributed outside sole occupancy unit
Security/ Communications	All	Audio/visual entry security communication system External security lighting