

## APARTMENTS AT 1258 MALVERN RD, MALVERN

### OUTLINE SPECIFICATIONS - Rev A SCHEDULE OF FINISHES, FITTINGS AND FIXTURES

12-Aug-15

#### Disclaimer:

The information provided herewith is believed to be correct, but it is not guaranteed. Provision of finishes, fixtures and fittings as specified will be subject to availability and may be substituted with a product of similar quality if required.

#### GENERAL

##### Walls

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External Walls:	Various including concrete, blockwork, render, hardi panel, metal cladding, timber, landscape,
Roof Cover:	Metal roofing

##### Windows

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Windows:	Powder coated aluminium Double glazed to all apartments
Insulation:	3.5 Ceiling insulation 2.5 wall insulation

##### Balcony Construction

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Flooring:	Tiles (non-slip)
Balustrade:	Various - Glass, timber, metal screens and Concrete
Soffit:	Alucobond, villaboard, timber, concrete render

##### Floor Finishes

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Entry:	Timber floors
Passage:	Timber floors
Living:	Timber floors
Dining:	Timber floors
Kitchen:	Timber floors
Bedrooms:	Carpet
Bathrooms/WC:	Tiles
Laundry:	Tiles
Balcony:	Tiles

##### Mouldings

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Skirting:	67mm high square profiled MDF
Architraves:	Easyjamb and / or 67mm architrave
Cornice:	Square set finish
Window Reveals:	Plaster reveals

##### Doors and Door Hardware

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Entry Doors:	Solid Core doors - 2340 high
Interior Doors:	Flush panels - 2040 high
Hardware:	Satin Chrome finish with door stops to doors

## ELECTRICAL

### Lighting

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Power Points:	2 x DGPO for bedrooms and laundry 4 x DGPO for kitchen 3 x DGPO for living / dining
Lighting:	LED downlights
Smoke Detector:	Hardwired with battery backup
Exhaust Fans:	To all bathrooms, WC's and laundries.
Pay TV Points:	Living and Bed 1 (Master)
Telephone Points:	Living and Bed 1 (Master)
Security:	Intercom with Video Panel

### Air conditioning

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Air-Conditioning/Heating:	Split system reverse cycle mounted in living room Optional: Split system to master bedrooms
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## KITCHEN

### Kitchen Fittings and Equipment

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Sink:	Smeg stainless steel
Oven:	Smeg - 600mm stainless steel finish
Cook Top:	Smeg - 600mm stainless steel finish
Rangehood:	Smeg - Concealed stainless steel finish
Dishwasher:	Smeg stainless steel finish
Tap Fitting:	Chrome single lever

### Kitchen Joinery

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Cupboards:	Vinyl wrap
Bench Tops:	40mm Stone
Splashbacks:	Mirror / glass splashback

## WET AREAS

### Bathroom En-suite and Powder Rooms

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Shower Screens:	Frameless glass
Shower Base:	tiled or with a custom sized base
Vanity Base:	vitreous china
WC Suite:	vitreous china
Tap Sets:	Chrome
Shower Mixer	Single lever mixer; chrome;
Shower rail	Chrome;
Soap dish	Chrome;
Towel Rail	Chrome;
Toilet Roll holder	Chrome.

### Built-in Joinery- Laundry

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Trough:	35L stainless steel
Washing Machine Stops:	Included
Cupboards / benchtops:	Selected laminate finish

**Built-in Joinery-Bathrooms**

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Cupboards:	2 pac finish
Bench Tops:	40mm stone

**Built-in Joinery- wardrobes**

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Wardrobes	Mirror doors
Study Benches (where applicable)	Quality laminate with cupboards above

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