



SPECIFICATION

SCHEDULE OF FINISHES

19th JUNE 2017

1.0 FLOOR FINISHES

1.1 Tiles

1.1.1	Entrance/Kitchen/Living/ Bedroom	Engineered wooden flooring
1.1.2	Bathroom	600x600mm Porcelain tiles
1.1.3	Shower	600 x 600mm Cut Porcelain tiles
1.1.4	Communal Areas	600 x 600mm Porcelain tiles
1.1.5	Walkways / Stairs	600 x 600mm Porcelain tiles

1.2 Paving

1.2.1	Pathways	Brick paving
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2.0 SKIRTING

2.1	Entrance/Kitchen/Living/Bedrooms	SA Pine painted
2.2	Bathroom/Balconies	Cut Tile
2.3	Common areas/Walkways/Stairs	Cut Tile

3.0 WALL FINISHES

3.1 Internally

3.1.1	Generally	Plaster and paint
3.1.2	Dry wall levels 1-3	Skimmed joints and painted
3.1.3	Bathroom/Shower	600 x 600mm Porcelain tiles
3.1.4	Kitchen splash backs above counter tops)	600 x 600mm Porcelain tiles
3.1.5	Feature walls	Fair faced feature walls slurry painted

4.0 CEILINGS

4.1	Apartments levels 1-2	Suspended ceiling
4.2	Apartments levels 3-6	Off shutter concrete with feature bulkheads
4.3	Passages	Off shutter concrete
4.4	Parking levels	Off shutter concrete

5.0 WINDOWS

5.1	Throughout	Aluminum powder coated
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6.0 DOORS

6.1	Apartment front doors	Solid core painted
6.2	Internal doors	Hollow core painted
6.3	Door furniture	Stainless/Alloy steel as per sample board
6.4	Frame	Meranti door frames

7.0 GENERIC SPECIFICATION PAINT

7.1	Apartment interior walls	Dulux Trade 100 low sheen
7.2	Apartment interior ceiling levels 3-6	Smooth off shutter concrete
7.3	Bathroom walls and ceiling	Dulux eggshell matt enamel to walls and suspended ceilings
7.4	External walls	Dulux wallguard
7.5	Woodwork	Dulux matt enamel/dark stain
7.6	Steelwork	Matt enamel

8.0 LIGHT FITTINGS

8.1	General internal	Energy saving fittings
8.2	External	Energy saving fittings with motion sensor
8.3	Parking levels	Fluorescent

9.0 ELECTRICS

9.1	Plugs and Switches	Internal at 300mm and 1000mm height
9.2	Intercom	As per unit plan. Linked to security
9.3	Telephone Point	As per unit plan. No handset provided
9.4	TV / Satellite	As per unit plan. Communal satellite dish
9.5	Electrical Meter	Prepaid unit

10.0 APPLIANCES

10.1	Kitchen glass hob/under-counter oven/ extractor
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11.0 PLUMBING / SANITARYWARE / BRASSWARE

11.1	WC	Close couple, dual flush
11.2	Kitchen Sink	One and a half bowl stainless steel
11.3	Bathroom Basin	White porcelain/resin sanitary ware and vanity fittings
11.4	Bathroom Mirror	Width of basin, 750mm high
11.5	Shower	Aluminium + glass screen
11.6	Basin and Kitchen Taps	Single lever basin mixer, shower mixer, single sink mixer
11.7	Bathroom Accessories	Shower soap dish holder, toilet roll holder, towel rail, towel hook

12.0 JOINERY

12.1	Apartment Kitchens	Silestone
12.2	Built in Bedroom Cupboards	Grey melamine
12.3	Vanity Basin Cupboard 800mm wide	Integrated cupboard and basin

13.0 SITE WORKS

13.1	Entrance	Electrically operated main entrance door
13.2	Foyer	Security cameras linked to security

The developer reserves the right to change any of the above items listed in the schedule, for another, equal or similar product, as per the Architect's choice. All the furniture, furnishings, finishes, fittings etc illustrated in any visual material are for the purchaser's account except where explicitly specified by the Developer in this specification.