

ANNEXURE B: SCHEDULE OF FINISHES 34 LORNA LIM TERRACE DRIVER NT

1. CONSTRUCTION

Generally concrete slab floors for all levels, masonry block structural walls, powder coated aluminium framed windows, insulated metal clad roof. Painted render finish on walls, and prepared surface of high quality flush-finished painted concrete ceilings with cornice trim, typical. Plaster board bulkhead ceilings in bathrooms, ensuites and kitchens, with cornice trim.

Floors:	Tiled concrete floors and tiled skirtings to walls to entire complex.
External Walls:	Cement rendered masonry core-filled blockwork, painted. Feature metallic colorbond wall cladding.
Internal Walls:	Cement rendered masonry core-filled blockwork painted.
Roof:	Colorbond steel sheeting, colorbond steel facia.
Sunscreens:	Powder coated aluminium batten screening.
Balconies:	Tiled concrete floors. Powder coated aluminium handrails. Tap. Power point. 1 ceiling fan aluminium, white, 1400mm diameter.
Windows:	Powder coated aluminium sliding windows and balcony sliding doors, clear glass, fly screens.
Pool:	Tiled concrete.
Doors:	NT3 Internal Honeycomb – cored flush door. Painted. NT4 Internal Honeycomb – cored flush door (wet areas). Painted. NT1 External Solid Core Flush Door (blockboard core). Painted. Door thickness 38mm generally. Pressed metal door frames. Painted.
Door Handles:	Good quality chrome handles.
Carpark, Driveways.	Concrete.
Stairs:	Concrete.
Smoke Detectors:	Complete Smoke Detection System to AS3786 for the Units, and AS1670 for Community Areas. Emergency Lighting to the entire complex. Complying with requirements of BCA.
Lift:	1 lift to service all levels including the basement carpark level. KONE EcoSystem MonoSpace. 13 passengers (1000Kg). Front Wall – Asturias Satin Stainless Steel. Ceiling – Eclipsis Globis – Asturias Satin Stainless Steel – Fluorescent Tubes. Wall Panels – Tuscany Pear Wood Laminate. 1 x Clear Rear Wall Mirror – Full Width Partial Height. Hand Rails – Brushed Stainless steel on one side of wall and rear wall. Flooring – Tiled.
Security:	Intercom and electronic access control to main entrance. 2 proximity card proximity cards per unit. Remote control roller door to basement carparks, 2 remotes per unit.

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Hot Water System:	Electric hot water unit.
Car bays:	2 per unit.
Fence:	Painted rendered blockwork and powder coated steel to Lorna Lim Tce. Perimeter fencing 1800mm black chain wire mesh.
Mailboxes:	Powder coated aluminium. 1 per unit.

2. LIVING / DINING AREA.

Air-conditioning:	Multi head split system. FCU wall mounted.
Telephone:	1 telephone line.
TV outlet.	1 TV point. MATV for free to air channels only.
Cable TV:	Cable from wall box to Service Cupboard provided. Cable TV connection not provided.
Ceiling Fan:	1 ceiling fan. Aluminium. White. 1400mm diameter.
Floors:	Tiles with tile skirting.

3. BEDROOMS.

Air-conditioning:	Multi head split system. FCU wall mounted.
Wardrobes:	Built-in with shelves, drawers & hanging rail.
Telephone:	1 telephone line.
Ceiling Fan:	1 ceiling fan. Aluminium. White. 1400mm diameter.
Floors:	Tiles with tile skirting.

4. BATHROOM / ENSUITE.

Tiles to floors and walls. Plaster board bulkhead ceilings with shadowline cornice trim.	
Vanity unit:	Granite bench top, laminated cupboards, mirror on wall.
Shower Screen:	Shower cubicle with powder coated aluminium clear glass sliding screens.
Shower Base:	Tiled.
Basin:	Quality above counter basin.
Bath:	Quality steel bath.
Tapware:	Shower - quality mixer tap set chrome finish. Basin - quality chrome mixer. Bath – quality mixer set chrome finish.

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Fixtures: Quality chrome Toilet Roll Holder, Towel Rail, Shower Shelf, Robe Hook.

Toilet: Quality white dual flush.

5. KITCHEN.

Granite benchtops, quality joinery, laminated cupboards, with adjustable shelves, large drawers, overheads, tiled splash backs.

Sink: Quality stainless steel 1¾ bowl.

Tap: Quality Flick Mixer.

Fridge Space: Space in joinery only.

Dishwasher space: Under bench space only.

Under bench oven: Quality electric oven provided.

Cook top: Quality electric cook top provided.

Range hood: Quality electric provided.

Telephone: 1 telephone line.

Intercom: 1 intercom control station.

Ceiling Fan: 1 ceiling fan. Aluminium. White. 1200mm diameter.

6. LAUNDRY.

Splash back: Tiled.

Trough: Stainless steel laundry trough, with powder coated steel cabinet.

Tub Mixer: Quality chrome laundry trough mixer.

Washing machine taps: Quality chrome washing machine cocks with handles.

Washing machine: Space provided only.

Dryer: Space provided only.

7. COMMUNITY AREAS.

Clothes Line Area: Wall mounted powder coated steel folding clothes line, 1 per unit. Painted concrete floor finish. Powder coated aluminium louvre screens and door.

AC Equipment Area: Exposed concrete floor finish. Powder coated aluminium louvre screens and door.

Storage Areas: Powder coated aluminium louvre screens and door. Concrete floor.

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8. ELECTRICAL - POWER POINTS.

Laundry:	1 x double GPO.
Living & dinning room:	3 x double GPO.
Kitchen:	2 x double GPO + 3 x Single GPO (Fridge, Dishwasher, Range Hood).
Bathroom:	1 x double GPO.
Ensuite:	1 x double GPO.
Store room:	1 x double GPO.
Bedrooms:	2 x double GPO.
Balcony:	1 x double WP GPO.
Carpark:	2 x double GPO (Community power meter).
Foyer:	1 x single GPO near lift. (Community power meter).
Pool equipment:	2 x double GPO. (Community power meter).
Services Cupboard:	1 x double GPO. (Community power meter).

9. ELECTRICAL – LIGHTING.

Laundry:	1 x 18W fluorescent diffused batten light. Ceiling mounted.
Living & Dining:	4 wall mounted, glass diffused lights.
Kitchen:	LV recessed down lights.
Bathroom:	LV recessed down lights.
Ensuite:	LV recessed down lights.
Toilet:	1 x 18W fluorescent diffused batten light. Ceiling mounted.
Bedroom:	3 wall mounted, glass diffused lights.
Balcony:	two (2) 1 x 36W fluorescent diffused batten lights. Ceiling mounted.
Carpark, driveway:	Fluorescent diffused batten lights ceiling mounted. (Community power meter)
Foyers & Corridors:	Fluorescent diffused oyster lights ceiling mounted. (Community power meter)
Gate house:	Fluorescent diffused batten lights ceiling mounted. (Community power meter)
Pool area:	WP Fluorescent diffused batten light. (Community power meter)