




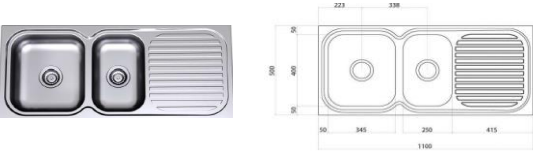


## Schedule of Finishes- Scheme 02 Dark 21 Atkinson Street, Liverpool



\*\*\*The following schedule is a guide. All items may be replaced by an equivalent product based on availability without notice or penalty.

### Appliances


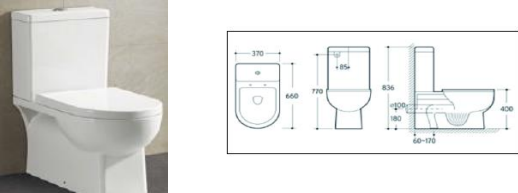
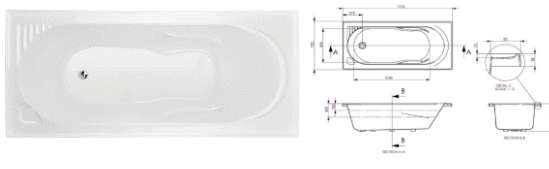





	<b>Install Code</b>	
	<b>Item</b>	60cm Gas Cooktop
	<b>Manufacturer</b>	Miele
	<b>Range/Model</b>	
	<b>Model#</b>	KM2012G
	<b>HxWxD mm</b>	54 x 580 x 510
	<b>Installation</b>	Refer to Miele's Installation Guide
	<b>Install Code</b>	
	<b>Item</b>	60cm Electric built-in oven Stainless Steel
	<b>Manufacturer</b>	Miele
	<b>Range/Model</b>	
	<b>Model#</b>	H2261B
	<b>HxWxD mm</b>	595 x 595 x 515
	<b>Installation</b>	Refer to Miele's Installation Guide
	<b>Install Code</b>	
	<b>Item</b>	60cm slimline slide-out range hood
	<b>Manufacturer</b>	Miele
	<b>Range/Model</b>	
	<b>Model#</b>	DA3366
	<b>HxWxD mm</b>	
	<b>Installation</b>	Refer to Miele's Installation Guide
	<b>Install Code</b>	
	<b>Item</b>	60cm Integrated Dishwashers
	<b>Manufacturer</b>	Miele
	<b>Range/Model</b>	
	<b>Model#</b>	G4920U
	<b>HxWxD mm</b>	
	<b>Installation</b>	Refer to Miele's Installation Guide
	<b>Install Code</b>	<b>TO BE ORDERED FOR DISPLAY SUITE</b>
	<b>Item</b>	7KG condenser dryer
	<b>Manufacturer</b>	Fisher and Paykal
	<b>Range/Model</b>	
	<b>Model#</b>	TBA
	<b>HxWxD mm</b>	W600 x D600 x H830mm
	<b>Installation</b>	
	<b>Install Code</b>	<b>TO BE ORDERED FOR DISPLAY SUITE</b>
	<b>Item</b>	Radiant 1100mm LH 1&3/4 Bowl Flushline Sink
	<b>Manufacturer</b>	Clark
	<b>Range/Model</b>	
	<b>Model#</b>	R1501L
	<b>HxWxD mm</b>	W1100 x D500 x H152mm
	<b>Installation</b>	Refer to kitchen layout


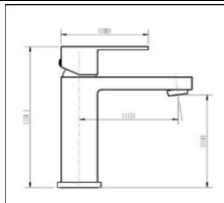

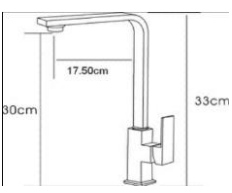

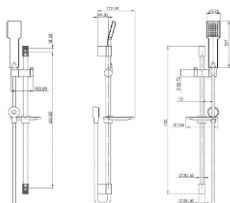


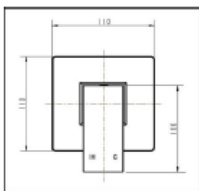



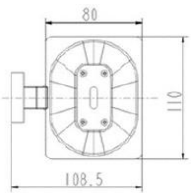
## Kitchen Finishes


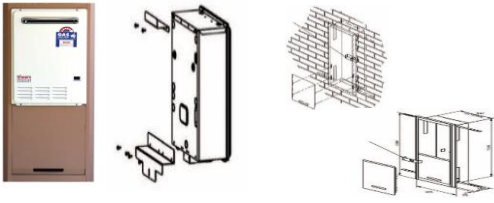
	Install Code	
	Item	Kitchen Cupboard top & bottom
	Manufacturer	Polytec
	Range/Model	Polytec Commercial Colour Range
	Model#	High Gloss Full Poly White
	HxWxD mm	
Installation		
	Install Code	
	Item	Kitchen Stone Top
	Manufacturer	Smartstone
	Range/Model	Santorini
	Model#	Santorini
	HxWxD mm	18mm
Installation		
	Install Code	
	Item	Kitchen splash back
	Manufacturer	Laminex Metallic
	Range/Model	
	Model#	Autumn Perle
	HxWxD mm	
Installation	Installed Horizontally	

## Bathroom and Laundry Finishes






	Install Code	
	Item	Balcony floor tiles
	Manufacturer	RAK Ceramic
	Range/Model	Murano Beige RL 11
	Model#	
	HxWxD mm	30 x 30
Installation	Color Groute	
	Install Code	
	Item	Bathroom Floor Tiles
	Manufacturer	
	Range/Model	Kosmos Light Grey
	Model#	
	HxWxD mm	30 x 30
Installation		
	Install Code	
	Item	Shower Screen-Semi Frameless
	Manufacturer	TBA
	Range/Model	
	Model#	
	HxWxD mm	As designed
Installation		
	Install Code	
	Item	Bathroom wall
	Manufacturer	TBA
	Range/Model	White Gloss
	Model#	
	HxWxD mm	600 x 300
Installation	Installed Vertically	
	Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>
	Item	Bathroom Wall Hung Vanity
	Manufacturer	Sorrento Bathware
	Range/Model	
	Model#	White Colour
	HxWxD mm	W750 x D460 x H550mm
Installation		

	Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>
	Item	Mirror Cabinet
	Manufacturer	TBA
	Range/Model	
	Model#	
	HxWxD mm	TBC
	Installation	
	Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>
	Item	
	Manufacturer	Sorrento
	Range/Model	Gemma Wall Faced
	Model#	
	HxWxD mm	TBA
	Installation	660*370*836mm
	Install Code	
	Item	Bath (Optional for 3 Bedroom)
	Manufacturer	Decina
	Range/Model	
	Model#	MT1510BW
	HxWxD mm	W1510 x D720 x H410mm
	Installation	
	Install Code	
	Item	40mm Plastic Plug and Waste
	Manufacturer	
	Range/Model	
	Model#	
	HxWxD mm	40 x 70mm
	Installation	
	Install Code	
	Item	Laundry Tub Standard
	Manufacturer	Everhard
	Range/Model	Project 45SS 45 litre Standard Laundry Tub & Cabinet
	Model#	71189
	HxWxD mm	W600 x D500 x H872
	Installation	
	Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>
	Item	Robe hook
	Manufacturer	Sorrento
	Range/Model	Elena
	Model#	ERH
	HxWxD mm	
	Installation	Refer to Manufacturers Manual
	Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>
	Item	Toilet roll holder
	Manufacturer	Sorrento
	Range/Model	Elena
	Model#	ETRH
	HxWxD mm	
	Installation	
	Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>
	Item	Single towel rail
	Manufacturer	Sorrento
	Range/Model	Elena
	Model#	ESTR60
	HxWxD mm	600mm
	Installation	

 	<table border="1"> <tr><td>Install Code</td><td><b>TO BE ORDERED FOR DISPLAY SUITE</b></td></tr> <tr><td>Item</td><td>Vanity Tab</td></tr> <tr><td>Manufacturer</td><td>Sorrento</td></tr> <tr><td>Range/Model</td><td>Elena</td></tr> <tr><td>Model#</td><td>EBM</td></tr> <tr><td>HxWxD mm</td><td>See specs</td></tr> <tr><td>Installation</td><td>Vanity Mounted</td></tr> </table>	Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>	Item	Vanity Tab	Manufacturer	Sorrento	Range/Model	Elena	Model#	EBM	HxWxD mm	See specs	Installation	Vanity Mounted
Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>														
Item	Vanity Tab														
Manufacturer	Sorrento														
Range/Model	Elena														
Model#	EBM														
HxWxD mm	See specs														
Installation	Vanity Mounted														
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Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>														
Item	Kitchen Mixer														
Manufacturer	Sorrento														
Range/Model	Elena														
Model#	EGNKM														
HxWxD mm	See specs														
Installation	Sink mounted														
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Item	Shower head														
Manufacturer	Sorrento														
Range/Model	Elena														
Model#	LE680CHR														
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Installation															
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Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>														
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Model#															
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Install Code	<b>TO BE ORDERED FOR DISPLAY SUITE</b>														
Item	BATH MIXER														
Manufacturer	Sorrento														
Range/Model	Elena														
Model#	DSM														
HxWxD mm	110 x 110mm														
Installation															
	<table border="1"> <tr><td>Install Code</td><td>WM-A</td></tr> <tr><td>Item</td><td>Washing Machine Set</td></tr> <tr><td>Manufacturer</td><td>Millennium</td></tr> <tr><td>Range/Model</td><td>Tradesman 500 Washing Machine</td></tr> <tr><td>Model#</td><td>A517C</td></tr> <tr><td>HxWxD mm</td><td>130mm</td></tr> <tr><td>Installation</td><td></td></tr> </table>	Install Code	WM-A	Item	Washing Machine Set	Manufacturer	Millennium	Range/Model	Tradesman 500 Washing Machine	Model#	A517C	HxWxD mm	130mm	Installation	
Install Code	WM-A														
Item	Washing Machine Set														
Manufacturer	Millennium														
Range/Model	Tradesman 500 Washing Machine														
Model#	A517C														
HxWxD mm	130mm														
Installation															
	<table border="1"> <tr><td>Install Code</td><td>L-A</td></tr> <tr><td>Item</td><td>Laundry set</td></tr> <tr><td>Manufacturer</td><td>Sorrento</td></tr> <tr><td>Range/Model</td><td>Daniel</td></tr> <tr><td>Model#</td><td>DKM</td></tr> <tr><td>HxWxD mm</td><td>See specs</td></tr> <tr><td>Installation</td><td>Wall mounted</td></tr> </table>	Install Code	L-A	Item	Laundry set	Manufacturer	Sorrento	Range/Model	Daniel	Model#	DKM	HxWxD mm	See specs	Installation	Wall mounted
Install Code	L-A														
Item	Laundry set														
Manufacturer	Sorrento														
Range/Model	Daniel														
Model#	DKM														
HxWxD mm	See specs														
Installation	Wall mounted														
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Item	Soap Dish														
Manufacturer	Sorrento														
Range/Model	Elena														
Model#															
HxWxD mm	170 x 88 x 28mm														
Installation															

	<b>Install Code</b>	
	<b>Item</b>	Floor Waste
	<b>Manufacturer</b>	Wasteland
	<b>Range/Model</b>	Bermuda Square 100mm Floor Waste
	<b>Model#</b>	1120301
	<b>HxWxD mm</b>	
	<b>Installation</b>	
	<b>Install Code</b>	
	<b>Item</b>	Recess Box
	<b>Manufacturer</b>	Rheem
	<b>Range/Model</b>	Rheem 16-24 Litre 425mm Galvanised Recess Box
	<b>Model#</b>	299842
	<b>HxWxD mm</b>	
	<b>Installation</b>	

## Flooring and Wall Finishes

 <p>Grand Piano Half</p>	<b>Install Code</b>	
	<b>Item</b>	Wall colour
	<b>Manufacturer</b>	TBA
	<b>Range/Model</b>	Grand Piano Half
	<b>Model#</b>	
	<b>HxWxD mm</b>	
	<b>Installation</b>	
	<b>Install Code</b>	
	<b>Item</b>	Wardrobe Carpet Tiles
	<b>Manufacturer</b>	
	<b>Range/Model</b>	
	<b>Model#</b>	
	<b>HxWxD mm</b>	
	<b>Installation</b>	To be installed in every wardrobe
	<b>Install Code</b>	
	<b>Item</b>	Living area, Bedroom floor and kitchen
	<b>Manufacturer</b>	Godfrey Hurstville
	<b>Range/Model</b>	
	<b>Model#</b>	Tuscan Walnut natural
	<b>HxWxD mm</b>	
	<b>Installation</b>	
	<b>Install Code</b>	
	<b>Item</b>	Courtyard
	<b>Manufacturer</b>	RAK Ceramic
	<b>Range/Model</b>	Murano Beige RL11
	<b>Model#</b>	
	<b>HxWxD mm</b>	30 x 30
	<b>Installation</b>	
	<b>Install Code</b>	
	<b>Item</b>	Internal Fouyer
	<b>Manufacturer</b>	RAK Ceramic
	<b>Range/Model</b>	Murano Beige Polished
	<b>Model#</b>	
	<b>HxWxD mm</b>	30 x 30
	<b>Installation</b>	

**SCHEDULE OF FINISHES , FITTING & FIXTURES 02 Dark**  
24-26 George Street, Liverpool, NSW

**\*\*\*The following schedule is a guide. All items may be replaced by an equivalent product based on availability without notice or penalty.**

<b>COURTYARDS &amp; TERRACES</b>	
Floor Finish	Tiles on sand cement bed on concrete slab/brick paving/coloured concrete/plain
Fencing	Colourbond fencing/timber powder coating aluminium panels and matching gates
Landscaping	Planter boxes, turf beds and hard landscaping as shown on plans

<b>FIRE STAIRS</b>	
Walls	Concrete – painted externally, off form finish internally
Flights and Landing	Concrete, off form finish
Doors	Painted fire rated timber door set, complete with metal frame and levered passage set
Balustrade	Three rail galvanised mild steel

<b>BASEMENT</b>	
Car spaces	Identified by painted number and line marking
Entry Shutter	Perforated metal tilt door, swipe card operated inbound, automated sensor outbound
Air Handling Systems	Mechanically supplied air and exhausted to atmosphere
Lighting	Emergency, EXIT and fluorescent fittings

***APARTMENT FINISHED***

Note: All rooms itemised below may not be provided within each unit. Refer to plans for apartment layout and actual rooms

<b>Element</b>	<b>Materials</b>
FLOOR SLABS	Reinforced concrete

<b>Walls</b>	
External (general)	Face brick and painted Masonry External Skin with plasterboard lined
Intertenancy (common)	Fire and acoustic rated, CSR Hebel or equivalent with metal stud framed
Intertenancy (internals)	Metal stud plasterboard lined both sides, set and painted

<b>Ceiling</b>	
Top storey	Plasterboard drop ceiling where below concrete terrace
Acoustic rating	Multi layered plasterboard drop ceilings where necessary to conceal
Non Rated	Single layer plasterboard drops ceiling below concrete slab/or white set plaster

<b>Cornice</b>	
Bathrooms & Ensuites	P50 Shadow lines

<b>Timber Doors</b>	
Unit entry off corridor	Fire rated timber doorset, painted and fitted with keyed leverset
Lobby – Bedroom 1	Redicote hollow core door, painted and fitted with levered passage set
Store (under stair where shown on plan)	Redicote hollow core door, painted and fitted with levered passage set
Bedrooms	Redicote hollow core door, painted and fitted with levered passage set
Bathrooms & Ensuites	Redicote hollow core door, painted and fitted with levered passage set
Frames	Fire rated metal where required, non-rated metal elsewhere

<b>Painting</b>	
Ceilings	Flat acrylic ceiling paint white
Walls	Low sheen, acrylic
Skirtings	Semi-gloss
Doors & Frames	Semi-gloss

<b>Lighting</b>	
Unit internals	Architectural oyster fitting to all room
Balconies	Wall mounted fitting

<b>Electricals</b>	
Communications	Wired for free to air and IQ pay TV, CAT5e cabling for broadband and
Security	Audio intercom connecting unit with ground floor lobby doors. All units

<b>Air Conditioning</b>	Electric wall mounted split systems to: living/dining -1 x2hp with 2 heads
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<b>Entry Lobby</b>	
Floor covering	Tiled
skirting	Tiled skirting

<b>Bedrooms</b>	
Floor covering	Timber limit
Building wardrobe	Sliding mirrored glass doors in satin aluminium frames complete with single and double handle rail, white melamine top self, with drawer unit where rode length is greater than 1800mm.
Skirting	Timber, painted

<b>Living/Dining</b>	
Floor covering	Laminated Timber
Skirting	Timber, Painted

<b>Kitchen</b>	
Floor covering	Ceramic tiles
cabinets	Melamine carcass, fullpoly or Polytec, panels and draw fronts, finger pull
Splashback	Glass Splashback
Sink and tap set -	1 ½ bowl satin stainless steel sink, AAA rated flick mixer
<i>Appliances</i>	
-Cooktop	Stainless steel 600mm gas cooktop
-Under bench	Stainless steel multi-function electric oven
-Range hood	Stainless steel 600m slide out, recirculation
-Dishwasher	Stainless steel under bench

<b>Bathroom with/without combined laundry</b>	
Floor covering	Ceramic tiles on sand cement bed
Wall covering	Ceramic tiles to nominal 2100mm high
Ventilation	Ceiling mounted exhaust fan, ducted to external
Vanity unit	Min 600-750 complete with moulded poly resin basin and top bathtub. Subject to size-1500mm nominal, white with AAA rated shower rose over
Shower screen over bath	Clear glass fixed panel polished to one edge and with satin aluminium frame to three sides
Mirror	Frames to all sides/Bevell edge with cabinet
Laundry tub (where shown)	White cabin with 45 litres satin stainless bowl with rinse bypass
Toilet suite	6/3 litre dual flush
Clothes dryer	Wall mounted 4Kg tumble dryer
<i>Tapware</i>	
- Laundry (where shown)	AAA rated flick mixer with washing machine cocks concealed in floor cabinet
	AAA rated Flick mixer
- Basin Set	AAA rated combined flick mixer with diverter
- Shower bath	
<i>Accessories</i>	Stainless steel items including double towel rail, soup dish and toilet roll holder

<b>Ensuite</b>	
Floor covering	Ceramic tiles on sand cement bed
Wall covering	Ceramic tiles to nominal 2100mm high
Ventilation	Ceiling mounted exhaust fan, ducted to external
Vanity unit	610mm long, complete with moulded poly resin basin and top or wall mounted vanity basin
Shower screen	Semi frameless with clear panels and pivoting door or sliding clear glass panels in satin aluminium frame
Mirror	Framed to all sides
Toilet suite	6/3 litre dual flush
<b>Tapware</b>	
- Basin set	AAA rated flick mixer
- Shower	AAA rated Flick Mixer
Accessories	Stainless steel items including towel ring, soap dish and toilet roll holder

<b>Laundry</b> (where separate to bathroom)	
Splashback	Ceramic tiles to 600mm above tub cabinet
Ventilation	Ceiling mounted exhaust fan, ducted to external
Laundry tub	White cabinet with 45 litres satin stainless steel bowl with rinse bypass
Storage cabinet	Wall mounted melamine carcass with laminated doors and panels
Doors	Redicote hollow core bi-fold set, painted and fitted with flush pull handle
Clothes dryer	Wall mounted 4kg tumble dryer
tap wear	AAA rates flick mixer with washing machine cocks concealed in floor

<b>Communal Services</b>	
Hot water	Individual gas instantaneous located on each balcony
Free to air television	Centralised and communal antenna system
Pay TV	CAT5e cabling provided connecting each apartment to proposed receptor position to be installed by others
Utilities & service3	Electricity, gas and water to be provided by builder. Application for and account details shall be supplied to be individual utility provider by owners