

# HQ

SIPPY DOWNS



# SCHEDULE OF FINISHES

# COMMON AREAS

## EXTERIOR BUILDING FINISHES

EXTERNAL WALLS	Blockwork - painted and rendered.
GLAZING	Powder coated aluminum frames.
BALUSTRADES	Powder coated balustrading to common area walkways.
FLOOR	Reinforced concrete slabs to meet structural and acoustic requirements.
EXTERNAL WALKWAYS	External Finish tiles to common areas.
COMMON AREA LIGHTING	High quality, energy rated light fittings throughout.
LETTERBOXES	Secure letterboxes.
CARPARKING	Exclusive secure access to residents only with direct lift access to residences.
BICYCLE PARKING	Bicycle racks provided on basement level for exclusive use of residents.
LANDSCAPING	Podium level and common walkway feature landscaping maintained by caretaker.

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## LOBBY

FIRST FLOOR LOBBY	Secure access residential lobby with feature architectural wall coverings.
LIFT AND LIFT FINISHES	Dedicated residential lift with exclusive access from secure carpark.

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## SECURITY

INTERCOM SYSTEM	Security Intercom system between residential lobby and individual residences.
ACCESS SYSTEM	Secure lift access directly to your residential floor.
REMOTE CONTROLS	2 remote controls for residential carpark access provided for every residence.

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## SUSTAINABLE INITIATIVES

ENERGY EFFICIENCY	In accordance with National Construction Code Standards.
GLAZING	Energy efficient glazing where specified.
INSULATION	Insulation compliant with BCA energy efficiency requirements.
LIGHTING	LED and /or energy efficient lighting throughout.
HOT WATER SYSTEM	Efficient electric units to all residences.
WASTE MANAGEMENT	General Refuse chute & recycle room on each residential floor.
PASSIVE SHADING	Sun hoods & shade devices to extent shown on architectural plans.
WATER EFFICIENT PLUMBING FIXTURES	WELS star rated fixtures and fittings used throughout.
SOLAR	Rooftop Solar Power System for use by Community Power.



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# RESIDENCES

## RESIDENCES INTERIORS

INTERNAL WALLS	Flush plasterboard lined concrete or insulated stud walls. Fire rated and acoustically treated wall systems as required by National Construction Code.
CEILINGS	Flush plasterboard suspended ceilings generally at 2550mm high to Bedrooms and Living. 2400mm high to Wet Areas.
BULKHEAD	Generally 2400mm high Bulkheads to extent shown on architectural drawings.
DOOR FURNITURE	Quality designer selected Stainless Steel handles.
SKIRTINGS & ARCHITRAVES	Paint finish to square profile skirting board and architraves.
WINDOW BLINDS	Window coverings to all Aluminium openings.
CAVITY SLIDER DOORS	Painted flush panel cavity sliding doors to Ensuite.
ENTRY DOORS	Painted solid core.
INTERNAL DOORS	Painted hollow core.
VINYL FLOORING	High quality vinyl planks to extent shown on architectural drawings.
CARPET	Quality carpet with underlay to all bedrooms.
CABINETWORK	Included to extent shown on architectural drawings.
BUILT-IN ROBES	Built-in robes with sliding mirrored fronts to extent shown on architectural drawings.
WALK-IN ROBES	Walk-in Robes to extent shown on architectural drawings.
FLY SCREENS	To all Aluminium openings.

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## KITCHEN

COOKTOP	Bosch or similar 600mm ceramic cooktop with 4 x cooking zone.
OVEN	Bosch or similar 600mm Electric oven.
RANGEHOOD	Bosch or similar.
DISHWASHER	600mm stainless steel freestanding to 2 Bedroom Residences. 450mm stainless steel freestanding to 1 Bedroom Residences.
CABINETWORK	Designer selected laminate with matching edging. Cabinet handles with magnetic pushcatch to overhead cupboards & shadow line fingerpull to under bench cupboards.
BENCHTOPS	Reconstituted 20mm stone benchtops. Waterfall edge to 2-bedroom residences.
SPLASHBACK	Feature tile selected to Architects Finishes Palette.
SINK AND MIXER	Double undermount stainless steel sink to 2-bed residence. Single undermount stainless steel sink to 1-bedroom residence. Lever style sink mixer with chrome finish.

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## BATHROOM, ENSUITES

BASINS	Above counter ceramic basin.
TOILETS	Back to wall ceramic toilet suite with soft close seat.
SHOWERS	Designer selected quality mixers and shower rails.
ACCESSORIES	Selected bathroom chrome finish towel rail, toilet roll holder & hand towel holder.
WALL MIRROR	Round wall hung.
CABINETWORK	Wall hung vanity with stone benchtop.
FLOORING	Designer selected floor tiles.
WALLS	Full height tiling in designer selected tiles.

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## LAUNDRY

SPLASHBACK/SKIRTING	White wall tile as skirting & splash back to tub.
DRYING FACILITIES	Electric clothes dryer to each residence.
LAUNDRY TROUGH AND MIXER	Designer selected stainless steel sink and lever style chrome mixer.

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## BALCONY

FLOOR	Exterior grade selected floor tiles.
BALUSTRADE	Framed Glass.
GENERAL POWER OUTLET	Weatherproof double power outlet.

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## ELECTRICAL COMMUNICATIONS & SERVICES

LIGHT FITTINGS	Quality light fittings provided throughout. Generally recessed LED downlights and designer selected pendant lights to Kitchen (2 Bed residences only).
GENERAL POWER OUTLETS	Generally throughout.
TV POINTS	Provided to Living area and Bedroom 1.
DATA POINTS	Provided to Living area.
SMOKE DETECTORS	Smoke detectors provided to meet Australian Standards.
BUILDING OCCUPANT WARNING SYSTEM	Fire Alarm System provided to meet Australian Standards.
CEILING FANS	To Living and all Bedrooms.
AIR CONDITIONING	Airconditioning to all Bedrooms and Living areas.
CLOTHESLINE/DRYING COURT	To extent shown on Architectural Drawing.