

## General Building Finishes

### EXTERIOR

**Walls:** Combination of rendered masonry / concrete with acrylic render and compliant architectural cladding as per drawings.

**Floors / Concrete Slabs:** Concrete to engineering and acoustic specification. Combination of reconstituted timber decking (or similar) and non-slip tiles to walkways and covered areas.

**Driveway:** Concrete.

**Car Park:** Concrete.

**Roofing:** Generally Colorbond (or similar) with concrete to isolated areas for plant.

**External Balustrade:** Type and / or configuration of balustrade varies between apartments as per contract plans. Standard formats are as follows: Solid masonry. Combination of solid masonry with palisade fencing. Combination of framed glass balustrade fixed on top of solid masonry wall. Semi frameless glass balustrade. Framed glass balustrade.

**Balconies & Courtyards:** Slip resistant floor tiles. External GPO to each balcony. Timber-look composite cladding to balcony soffits of lots 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, and 94 only.

**External Windows & Sliding Doors:** Powder coated aluminium frames. Generally 6.38mm laminated glazing or equivalent. Increased glazing thickness to selected locations (as nominated by acoustic engineer). Low energy glazing where required as nominated by the Environmentally Sustainable Design consultant. Apartment windows are a combination of sliding and awning style windows.

**Flyscreens:** Included to operable apartment windows and sliding doors.

**Letterboxes:** Powder coated or similar lock-up letterboxes.

**Privacy Screens:** Aluminium framed, opaque glass privacy screens between apartments as per statutory requirements (refer contract plans).

### COMMON AREAS

**Lifts:** Two compliant residential lift cars. Stainless steel lift door and fixtures.

**Main lobby:** Glazed entry door. Large format floor tiles. Feature wall cladding. Flush suspended plasterboard ceilings. Includes feature lighting. Furnished with designer furniture.

**Communal Podium:** Designer landscaping including seating and feature lighting. Barbeque pavilion with built-in seating provided. Barbeques provided.

### SECURITY

**Remote Driveway Gates:** Auto-remote controlled gates to residents carpark entry. 2 remote controls per apartment included.

**Access:** Keyless electronic access to ground level lobbies, level 1 podium and car park. Controlled lift access to individual floors. 9 onsite visitor bays.

**Intercom:** Video system to control access to residential lobbies.

**Security Lighting:** Included.

**CCTV:** CCTV including 8 camera points throughout the building.

**Store Room:** 1 fully secure store room provided for each apartment.

## Optional Upgrades Available To Apartments

### ADDITIONAL COST AS PER EAST VILLAGE FINISHES UPGRADE DOCUMENT

#### Timber Flooring:

Selected engineered timber flooring (with compliant acoustic underlay) to kitchen, living, dining and internal study area (if applicable).

#### Integrated Fridge:

Fisher & Paykel integrated fridge. Available for 2 & 3 bedroom apartments only.

#### Built in Microwave:

26L Miele microwave to microwave recess including trim kit.

#### Miele Appliances:

Miele induction cooktop, oven, rangehood, and semi integrated dishwasher in lieu of the Bosch appliances.

#### Laundry Appliances:

7kg Miele condenser dryer and 7kg Miele washer including stacking kit.

#### Walk-in Robe Cabinetry:

Feature laminate shelving, draws and hanging rails as designed in lieu of shelf and rail.

#### Ensuite Mirror Cabinet:

Custom mirror cabinets to ensuite including LED strip lighting in lieu of standard vanity mirror.

#### Pendant Lighting:

Pendant light above kitchen island bench.

#### LED Strip Lighting:

To kitchen overhead cabinets and study desk.

#### Wine Fridge:

Vintec 40 bottle dual zone wine storage cabinet (available to D6 apartment types only).

#### Heated Towel Rail:

Heated towel rail to all bathrooms.

#### Outdoor Kitchen:

Built in BBQ including cabinetry, bar fridge and sink. Available to D6 apartment types only.

## Standard Apartment Interiors

### GENERAL

**Party Walls:** Painted walls with acoustic insulation as per BCA requirements.

**Internal Walls:** Painted lightweight walls with acoustic insulation where required.

**Kitchen:** Fully vitrified floor tiles.

**Living / Dining / Internal Study:** Quality carpet.

**Ensuite / Bathroom / Laundry:** Fully vitrified floor tiles.

**Bedrooms & Robes:** Quality carpet.

**Ceilings:** Generally 2.7metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services.

**Entry Doors:** Fire rated self-closing door.

**Internal Doors:** Painted hollow core doors.

**Internal Door Hardware:** Designer range handles.

**Walk-in Robes:** Shelf and hanging rail.

**Built-in Robes:** Sliding mirror doors complete with shelf and hanging rail.

**Skirtings:** Painted MDF.

**Hot Water System:** Central gas hot water system.

**Air Conditioning:** Reverse cycle ducted system to living area and bedrooms.

**Colour Schemes:** Choice of three colour schemes.

### ELECTRICAL & COMMUNICATIONS

**Fire Alarm:** Included.

**Smoke Detectors:** Included.

**Light Fittings:** Downlights or surface mounted fittings as required.

**Exhaust Fans:** Provided to ensuite, bathroom and laundry.

**GPO / Switch Plates:** Generous provision throughout.

**TV Point:** Provided to living and master bedroom.

**Pay TV Point:** Provided to living and master bedroom. Foxtel backbone wiring throughout building (Subscription by residents).

**Internet:** NBN provision to apartments (subscription by resident). Min 2 Data/Telephone points patched adjacent to NBN termination equipment.

**Intercom System:** Colour audio visual intercom system to all apartments.

### SANITARY FIXTURES & TAPWARE

**Kitchen Tap:** Designer brushed nickel tapware.

**Kitchen Sink:** Stainless steel sink.

**Basin Tap Sets:** Designer basin mixer.

**Basins:** White ceramic basins to ensuite and bathroom/s.

**W/C:** Designer toilet suite.

**Shower Head:** Selected brushed nickel designer range.

**Shower Mixer:** Selected brushed nickel mixer.

**Laundry Trough Taps:** Selected brushed nickel taps.

**Laundry Trough:** Stainless steel laundry trough.

**Bathroom Accessories:** Selected brushed nickel designer range.

**Bathroom Towel Rail:** Selected brushed nickel designer range.

**Bathroom Toilet Paper Holder:** Selected designer range.

**Baths:** Wall facing acrylic bath (or similar) to D3, D4 and D6 apartment types only.

### 1 & 2 BEDROOM APPLIANCES

**Cooktop:** Bosch 600mm wide electric ceramic cooktop or equivalent.

**Oven:** Bosch 600mm wide stainless steel oven or equivalent.

**Range Hood:** Bosch 530mm stainless steel rangehood or equivalent.

**Dishwasher:** Bosch 450mm stainless steel dishwasher or equivalent to all 1 bedroom apartments. Bosch 600mm stainless steel dishwasher or equivalent to all 2 bedroom apartments.

**Clothes Dryer:** Electric dryer included.

### 3 BEDROOM APPLIANCES

**Cooktop:** Bosch 800mm wide electric ceramic cooktop or equivalent.

**Oven:** Bosch 600mm wide stainless steel oven or equivalent.

**Range Hood:** Bosch 700mm stainless steel rangehood or equivalent.

**Dishwasher:** Bosch 600mm wide stainless steel dishwasher or equivalent.

**Clothes Dryer:** Electric dryer included.

### KITCHEN, BATHROOM & LAUNDRY

**Kitchen Cabinetwork:** Laminated engineered timber panels as per colour schemes. Soft close drawers provided.

**Kitchen Pantry:** Included.

**Kitchen Benchtops:** Selected reconstituted stone benchtop.

**Kitchen Splashback:** Selected tile or reconstituted stone splashback (colour scheme dependant).

**Cupboard Door Furniture:** Selected designer range handles where required.

**Vanity Cupboard:** Laminated engineered timber as per colour schemes.

**Vanity Benchtop:** Selected reconstituted stone bench top.

**Vanity Mirror:** Included.

**Bathroom / Ensuite Shower:** Semi-frameless clear glazed shower screen.

**Bathroom / Ensuite Splashback:** Selected tiled finish.

**Bathroom Wall Tiles:** Full height ceramic wall tiles to ensuite and shower recesses. Feature tile wall to D type apartments only. Skirting high wall tile to secondary bathrooms, laundry and powder room.

**Laundry Benchtop:** Selected reconstituted stone bench top.

**Laundry Splashback:** Quality ceramic tile.

**Washing Machine Recess:** Provided with power point. Concealed washing machine taps provided.

**Fridge Recess:** Provided with power point.