



**SECTION 5**

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**FINISHES  
SCHEDULE**

# INTERIOR FINISHES SCHEDULE

ITEM	LOCATION	DESCRIPTION	COLOUR
<b>FLOOR FINISHES</b>			
Floor finish- carpet	Bedrooms	Level loop pile	Godfrey Hirst, Sussex Range, Dark or Light
Floor finish- tile	Basement entry, basement stair, kitchen, study, living areas	300 x 300 vitrified tile, matte finish	Timber Ceramic
Floor finish- tile	Bathroom, ensuite, laundry	50x50mm non slip unglazed mosaic tiles	TO BE SELECTED
<b>WALL FINISHES</b>			
Wall finish paint	All walls- set plasterboard or cement rendered walls	Interior low sheen acrylic paint (wash and wear)	White on white
Skirtings	All walls	Install 50 x 12mm flat mdf skirting applied to face of wall	White on white
Wall tiles	Bathroom	100 x 200mm ceramic wall to ceiling tiles	Nova white
<b>CEILING FINISHES</b>			
Ceiling finish	All set ceilings and bulkheads	Interior ultra flat paint, plasterboards on hard set ceilings	Dulux Snowdrift
Celling Shadow line	Suspended ceilings in kitchen	P50 Rhondo shadow line angle to all ceiling junctions with walls	Dulux Snowdrift
<b>DOOR FINISHES</b>			
Door frames	All doors	Single rebated, Metal door frame, flush finish. Interior stain enamel paint	Dulux Snowdrift enamel paint
Door hardware	All doors	Round straight lever with standard Rose	Stain chrome
Door	Bedroom Wardrobes	Sliding Mirror doors in anodised aluminium frames, clear finish	Mirror

ITEM	LOCATION	DESCRIPTION	COLOUR
<b>FLOOR FINISHES</b>			
Kitchen above splashback cupboards	Kitchen	Poly and verneer 16mm HMR particleboard melamine carcass construction. Doors in laminex or formica - soft closing doors	TO BE SELECTED
Kitchen cupboards below bench top	Kitchen	16mm HMR particleboard melamine carcass construction. Doors in laminex or formica	TO BE SELECTED
Kitchen bench tops	Kitchen	Kitchen bench tops	TO BE SELECTED
Kitchen splashback	Kitchen	Mirror	Timber Ceramic
Kitchen appliances	Kitchen	live gas/electric oven 60cm, live burner gas cook top- Smeg , live 60cm speed slid-out range hood	Stainless steel, stainless steel, Stainless steel
Kitchen sink	Kitchen	Double bowl 2	Stainless steel
Lighting	Bedroom, study, living, dinning, hall, ensuite, laundry, kitchen, bathroom	Oyster fitting, Square down-light	NA, Stain Chrome
<b>BATHROOM/ENSUITE/LAUNDRY FINISHES</b>			
Vanity joinery	Bathroom, ensuite	16mm HMR particleboard melamine carcass construction. Doors in laminex or formica	TO BE SELECTED
Vanity bench-top	Bathroom, ensuite	Ceaser-stone	TO BE SELECTED
Toilet pan & seat	Bathroom, ensuite	Parisi	White Vitreous China
Vanity basin	Bathroom, ensuite	Fowler regent inset basin	White Vitreous China
Bath tubs	Bathroom, ensuite	Tasman- 1600mm long	White acrylic
Bath screen	Bathroom, ensuite	Semi Frameless fixed glass	Natural anodised aluminium frame and clear glass
Shower screen corner	Ensuite	Semi frameless pivot door, shower screes	Pivot anodised aluminium frame and clear glass
Laundry tub	Laundry	B111 45 litre Eureka compact	304 stainless steel tub, coated steel cabinets
Laundry dryer	Laundry	Fisher & Paykel 4.5Kg dryer	ED 56 white

## INTERIOR FINISHES SCHEDULE

ITEM	LOCATION	DESCRIPTION	COLOUR
<b>BATHROOM/ENSUITE/LAUNDRY FINISHES</b>			
Hand basin tapware	Bathroom/ensuite	Basin mixer	Polished chrome
Bath tub tapware	Bathroom	Bath spout	Polished chrome
Mixer/shower	Bathroom/ensuite	Wall mixer	Polished chrome
Shower/bath mixer diverted	Bathroom/ensuite	Wall mixer	Polished chrome
Shower sprout	Bathroom/ensuite	Shower rose	Polished chrome
Kitchen/Laundry Mixer	Kitchen/Laundry	Kitchen mixer	Polished chrome
Laundry Taps	Laundry	Washing machine taps	Polished chrome
Robe Hook	Bathroom- 2 off per bathroom	Bathroom accessories	Polished chrome
Towel Rail 600mm	Bathroom- 1 per bathroom/ensuite	Bathroom accessories	Polished chrome
Toilet Roll Holder	Bathroom, ensuite	Bathroom accessories	Polished chrome
Doors	Wardrobes	frameless sliding mirror full height Painted MDF Board	Polished silver anodised aluminium frame

## COMMON AREA INTERIOR FINISHES SCHEDULE

ITEM	LOCATION	DESCRIPTION	COLOUR
<b>FINISHES</b>			
Floor finish-tile	Ground floor lobby and basement access stair	300 x 300 vitrified tile, matte finish, non slip	TO BE SELECTED
Floor finish-carpet	Common corridor, stair from ground and above	Level loop pile	Godfrey Hirst, Sussex Range
Wall finish paint	All walls- set plasterboard or cement rendered walls	Interior low sheen acrylic paint. P50 shadow line all round	Dulux Snowdrift
Ceiling finish	All set ceilings and bulkheads	Interior ultra flat paint, plasterboards on hard set ceilings	Dulux Snowdrift
Lighting	Feature ground floor lobby, corridor lighting	Compact fluorescent fittings	TO BE SELECTED

## EXTERIOR FINISHES SCHEDULE

ITEM	LOCATION	DESCRIPTION	COLOUR
<b>FLOOR FINISHES</b>			
Floor finish-tile	Balconies, external unit entry stairs, ground floor lobby and basement access stair	300 x 300 vitrified tile, matte finish, non slip	TO BE SELECTED
Paving	Footpaths, pathways, courtyards		Refer to landscape architect details
<b>WALL FINISHES</b>			
Wall paint finish	External rendered wall or to Architect Specifications	Exterior low sheen acrylic paint	TO BE SELECTED
Wall paint finish	Timber slatted fencing	Timber stain	TO BE SELECTED
<b>ROOF FINISHES</b>			
Roof material	Pitched metal roofs, gutters and downpipes	Colorbond	TO BE SELECTED
<b>MISCELLANEOUS</b>			
Windows and sliding doors	Typical	Powdercoated aluminium frames with clear glazing	"Rattlesnake"
Doors	External unit entry doors	Single rebated, Metal door frame, flush finish. Interior semi gloss enamel paint	TO BE SELECTED
Letterboxes	Typical	Aluminium letterboxes	Natural anodised
Split Air Conditioner	Living room and main bedroom		
Pergola paint finish, timber sun louvres	Timber posts, rafters, battens	Timber stain	TO BE SELECTED
Handrails	2 off 25x x 50	2 off 25 x 50 rectangular section powder coated aluminium rails	TO BE SELECTED
Spitters	Balconies	Stainless steel 40mm diameter pipe	TO BE SELECTED
Downpipes	External walls	Colorbond downpipes thickness as per structural engineers specification	TO BE SELECTED

NOTE: ALL ITEMS MAY NOT BE AVAILABLE AT THE TIME OF ORDERING. IF ANY ITEMS ARE UNAVAILABLE A SIMILAR QUALITY PRODUCT WILL BE PROVIDED.