

## **SCHEDULE OF FINISHES AND INCLUSIONS**

### **FOR PROPERTY AT**

49-52 Henry street, Chermside

Lot 9 and Lot 10 on RP 89816

Version: 1.0 17-08-17

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## 1.0 General Finishes and Construction

### 1.1 External Finishes and General construction

<b>ROOF</b>	Colorbond steel roof sheeting, on 50mm. foil backed insulation with associated ridge & hip capping, flashings & valley gutters. Roof frames & trusses to be designed by others. Colours to be advised.
<b>EAVES/ BOX GUTTER</b>	Colorbond gutters with associated end and corner joints, clips and down pipes droppers - Down pipes - 100 mm colorbond. with associated elbows etc painted. - Fascias Colorbond
<b>SOFFITS</b>	Under concrete-patched and painted with undercoat to external grade. lower level soffits. FC taped and joined with paint finish. Upper level soffits. pre finished engineered timber as marked on elevations
<b>GABLE ENDS</b>	James Harding's FC and FC flat sheets All joints taped and flush set paint finish or rendered finish
<b>WINDOWS</b>	Powder-coated aluminum windows & sliding doors, all glazing is to be clear glass – G. James or similar. satin black finish.
<b>DRIVEWAY</b>	Concrete & Exposed aggregate with control joints.
<b>EXT WALLS &amp; PARTY WALLS</b>	190mm Core Filled Block with rendered paint finish to external in general. Featuring Smooth rendered with v joint pattern to part external. refer to architectural drawings for specified location. Allow discontinue party wall construction is specified location, refer to architectural drawings.
<b>EXT WALLS CLAD/ FACADE</b>	FC/weatherboard cladding (linea board of similar) with painted finish is to fixed on external wall in accordance with manufacturer specification/details Alpolic on metal frame fixed on external wall in accordance with manufacturer specification. refer to architectural drawings for specified location.
<b>FLOOR</b>	External floor tiles (Ramp Classification) min. R10 & Ramp min. R11 to selected by owner
<b>LANDSCAPE</b>	In accordance to Mark Baldock landscape plan

## 2.0 Ground Level and Parking area's

### 2.1 Basement and ground floor parking

<b>Ceiling:</b>	Off form concrete,
<b>Walls:</b>	Masonry walls - block walls- shotcrete trowel finish with 50mm cover to piles
<b>Driveway Floors:</b>	Concrete floor, fall floors to drains, refer also to hydraulic drawings for drainage
<b>Signage:</b>	Mark all car parking lines on floor with numbers, including PWD carpark sign on floor
<b>Security door:</b>	4 panel lift door with horizontal steel bars powder coated. To allow for maximum ventilation. install screen exit door into security door as marked. s

### 2.2 Refuse Collection Area

<b>Ceiling:</b>	Off form concrete, painted finish
<b>Walls:</b>	Masonry walls - face block,
<b>Floors:</b>	Concrete floor, fall floors drains; refer also to hydraulic drawings for drainage
<b>Battens/ Screens:</b>	Alum Battens and screens to be provided.
<b>Door:</b>	select powder coated roller door

## 3.0 Internal Finishes and Fixtures

### 3.1 Entry

<b>Ceiling:</b>	Painted plasterboard
<b>Cornice:</b>	Square set plasterboard
<b>Walls:</b>	Plasterboard – washable low sheen acrylic paint
<b>Floors:</b>	selected fully vitrified floor tiles
<b>Skirting:</b>	Timber skirting 140x12mm. splayed, Painted semi gloss enamel
<b>Door:</b>	Flush solid core steel frame fire door, gloss paint finish 30% luminosity difference Include Unit number, and door lock & latch with self-closer
<b>Architrave:</b>	75 x 12 mm painted (entry doors to have 30% luminosity)
<b>Lock:</b>	Selected key lock – supplied with fire door.

### 3.2 Kitchen Area

<b>Ceiling:</b>	Painted plasterboard ultra flat acrylic
<b>Bulkhead:</b>	Painted plasterboard

**Cornice:** Square set  
**Floors:** Polished fully vitrified tiles 600 X 600

#### **FITOUTS**

**Benchtop:** Polished Quantum Quartz - Luna White 20mm edge  
**Splashbacks:** Statuario six-Marble Series 6mm porcelain sheet.  
**Joinery finish:** Two pack & Selected laminate-see joinery details  
**Joinery carcass:** Melamine

Alternative nominated fitouts are to be approved by Owner

#### **APPLIANCES**

**Built in stove:** Bosch 60cm 4 Burner ceramic cooktop  
**Built-in oven:** bosch 60cm Multi-function Built In Oven  
**Range hood:** Bosch 52cm Undermount rangehood  
**Dishwasher:** Bosch 60cm Freestanding dishwasher Stainless steel

Alternative appliances of similar quality may be use

#### **FIXTURES**

**Kitchen Sink :** Argent Tempo  
**Sink Mixer:** Argent Focus km424223  
**Dishwasher taps** TBD

Alternative appliances of similar quality may be use

### **3.3 Living and Dining rooms**

**Ceiling:** Painted plasterboard ultra flat acrylic white  
**Cornice:** Square set  
**Walls:** Plasterboard – washable low sheen acrylic paint  
**Floors:** Selected Polished fully vitrified tiles  
**Skirting:** Timber skirting 140x12mm. splayed, Painted semi gloss enamel  
**Linen/NBN**  
**Joinery finish:** Two pack                      **Joinery carcass:** Melamine

### **3.4 Bedrooms**

**Ceiling:** Painted plasterboard ultra flat acrylic white  
**Cornice:** Square set  
**Walls:** Plasterboard – washable low sheen acrylic paint  
**Floors:** Selected Carpet  
**Skirting:** Timber skirting 140x12mm. splayed, Painted semi gloss enamel  
**Door:** Flush door , gloss paint finish  
**Lock:** Privacy set  
**Built in wardrobe:** Mirror doors and melamine shelving

### 3.5 Bathrooms and Ensuite

<b>Ceiling:</b>	Painted plasterboard ultra flat acrylic white
<b>Walls:</b>	Selected fully vitrified tiles
<b>Floors:</b>	Selected fully vitrified tiles
<b>Skirting:</b>	Selected fully vitrified tiles min. 200mm splayed
<b>Door:</b>	Flush door , gloss paint finish

#### FITOUTS

<b>Benchtop:</b>	Polished Quantum Quartz - Luna White 20mm edge
<b>Joinery finish:</b>	Two pack
<b>Joinery carcass:</b>	Melamine
<b>Mirror:</b>	Wall mounted mirror over basin
<b>Shower Screen:</b>	Semi frameless glass screen

Alternative items of similar quality may be use

#### FIXTURES

<b>Vanity basin:</b>	Argent Grace n028mul01
<b>Basin Mixer:</b>	Argent Focus bm224201
<b>Shower rail set:</b>	Argent Metro sr208213
<b>Shower Mixer:</b>	Argent Focus se324237
<b>Diverter Mixer:</b>	Argent Focus dm334247
<b>Baths spout:</b>	Argent Essentials
<b>Baths:</b>	TBD
<b>Towel Rail:</b>	Argent Focus ar20802
<b>WC:</b>	Argent Nova 807001s4rdb
<b>Toilet Roll Holder:</b>	Argent Focus

Alternative items of similar quality may be use

### 3.6 Laundry

<b>Ceiling:</b>	Painted plasterboard ultra flat acrylic white
<b>Walls:</b>	Plasterboard – washable low sheen acrylic paint
<b>Floors:</b>	Selected fully vitrified tiles
<b>Skirting:</b>	Selected fully vitrified tiles min. 200mm splayed
<b>Door:</b>	Flush door , gloss paint finish
<b>Splashback:</b>	Selected fully vitrified tiles

### 3.7 Balcony

<b>Floor:</b>	Selected fully vitrified tiles (Please allow for waterproofing to all balconies above a living area and balconies with solid balustrade)
<b>External Ceiling:</b>	Texture paint finish
<b>External Walls:</b>	Texture paint finish or acrylic render
<b>Balustrade</b>	Alum. Powder coated screen, Alum Powder coated frame with Glass /rendered block

**Screen:** Alum. Powder coated screen, Alum. powder coated frame with Tinted or white glass  
**Sliding doors:** Alum. Powder coated heavy duty aluminum frame-Black

## 4.0 Additional finished and Works

### 4.1 General

**SMOKE DETECTOR'S** Smoke detectors to be installed as per AS 3786-2014 and QFES regs

**DOOR CLOSERS** Provide door closers to all fire doors (supplied with fire door)

**WINDOWS** Powder-coated Aluminum finish

**FIRE EXTINGUISHER** fire extinguisher as per drawing and to Australian Standard, Please refer to Hydraulic drawings

**FIRE HOSE REEL** fire hose reel as per drawings and to Australian Standard

**PAINT WORK** All external walls, ceiling/underside of slabs and internal walls and ceiling are to be painted finish