

PRIMA ON GRAND II, FOREST LAKE TOWN CENTRE

20-May-05

SCHEDULE OF FINISHES AND INCLUSIONS

subject to architect's adjustments

EXTERIORS

wall finishes :

core filled blockwork rendered and painted, and part brickwork face finish

windows :

powdercoated aluminium frames,
clear glass windows, laminated glass sliding doors

entry driveway & security :

concrete finish, with concrete coloured selected banding
motorised powdercoated aluminium entry/security vehicle gate
security operation of entry gate

landscaping :

landscaped gardens to ground areas
with significant entry statements to set of apartments.

roof :

zincalume sheeting with insulation foil below

gutters :

colourbond half-round face mtd gutter & downpipes

BBQ Shed :

part of community area

community lighting :

parking and landscaping lighting
entry security lighting

swimming pool & bbq :

centrally located swimming pool w bbq facilities

INTERIORS

Living Room

floors: good quality carpet or laminated high density fibre board (as specified) *

walls: painted plasterboard

ceilings: texture paint finish

Kitchen

prefinish colourpanel cupboards, underbench with

bulkheads: over wall bench.

sink: stainless steel - one and a half bowl

sink taps: tapmixer - chrome finish

oven: underbench electric, stainless steel finish

cooktop: electric operated, stainless steel finish

rangehood: electric, stainless steel finish.

pantry cupboard: included

floors: ceramic tiles

walls: painted plasterboard, and ceramic splashback to sink

ceilings: flat/texture paint finish where required

Movable Furniture

furniture as shown in sketches in brochures,
not included in this contract

Laundry

laundry tub & integral cabinet: included.

clothes dryer: electric (Simpson or equiv.)

floors: ceramic tiles

walls: painted plasterboard, and water resistant splashback to sink

ceilings: flat/texture paint finish where required

Bedrooms

wardrobes: built-in with sliding doors.

floors: good quality carpet.

walls: painted plasterboard.

ceilings: flat/texture paint finish where required

Ensuite/Bathroom

toilet suite: vitreous china base & dualflush cistern.

basin: semi-recessed vitreous china

tapware: tapmixer - chrome finish

mech. exhaust: mechanical exhaust where reqd.

vanity: prefinished colour aluminate boards & tops

mirror: mirror over vanity.

bathroom accessories: included.

shower: glass screen with pivot hung doors.

floor: colour coordinated ceramic tiles

walls: painted water resistant sheeting & tiles.

ceilings: painted plasterboard.

Main Bathroom

similar to ensuite to suit layouts

bathtub: acrylic bath tub

Front Balcony

floors: ceramic tiles.

walls: rendered and painted core filled blockwork.

ceilings: flat/texture paint finish where required

Side / Rear Balcony

floors: ceramic tiles.

walls: rendered and painted core filled blockwork.

ceilings: flat/texture paint finish where required

Doors & Hardware

doors: flush panel painted internal doors

locks: good quality (similar to Lockwood or equiv)

unit front door: locks keyed selectively for use in main entry doors
at each staircase

finish: all door hardware satin chrome finish.

* laminated floor boards only for 3 bedroom units (type c)

SERVICES

light fittings: ceiling mounted to concrete finish
ceilings, w dichroic fixtures
to plasterboard ceilings

Phone Lines: 1 phone point in living/kitchen area
w parallel line to main bedroom
additional point to 2nd bedroom & parallel to
3rd bedroom /study

Central TV antennae System: one point to living,
one to study/2nd bedroom

Cable/Satellite TV: one point for each unit

Security Door/Stairs Entrance:

provided at each stairs entries

Hot Water System: electric fired hot water heater to each unit