

**9 Diamond Bay Road Vaucluse NSW
SALES CONTRACT FINISHING SCHEDULE**

GENERAL

Access Control	Audio video intercom
Airconditioning	Reverse cycle
Audio/Video Intercom	One per 1BR and 2BR units, Two per Three BR unit
Ceiling – general	Plasterboard Shadow line Rondo P50 to all ceilings/wall junctions Paint finish
Door frames	Paint finish
Door furniture	S/Steel lever
Entry doors	Solid core fire doors with paint finish
Gas heating points	One per unit
Hot water	Instant , individual gas hot water system
Internal doors	Block core doors with paint finish
Lighting	Recessed ceiling mounted LED light fittings
Pay TV/TV points	Two pay TV & two TV points per unit
Skirting	High profile with paint finish
Telephone points	Two per unit
Wall finish	Painting/tiling as specified

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BEDROOMS

Linen cupboards	Paint finish hinged doors Melamine shelving inside
Wardrobes	Built-in wardrobes in all bedrooms in locations shown on the drawings Melamine carcass & internal drawers

KITCHENS

Bench top	Stone
Cupboard doors	Polyurethane doors
Cupboard interiors	White melamine
Sink	Stainless steel
Stainless steel appliances (SMEG or similar)	<ul style="list-style-type: none">- Wall oven- Cooktop- Rangehood- Integrated dishwasher
Tapware	Chrome sink mixer

LAUNDRIES

Dryer	Simpson / Hoover / Fisher and Pakel
Tapware	Chrome washing machine cocks
Tub	S/Steel tub

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BATHROOMS

Accessories	Chrome towel rail Chrome toilet roll holder Chrome robe hook
Mirrors	Mirrors cabinet over wall hang basin
Shower screens	Frameless glass shower screens
Tapware	Chrome basin Chrome handshower
Toilet suites	Floor mounted ceramic WC with concealed cistern – white finish
Basin	Wall hung basin

FLOOR AND WALL FINISHES

FLOORS:

Bathroom	Selected ceramic tiles
Bedrooms	Carpet
Laundry	Selected ceramic tiles
Throughout except otherwise nominated	Engineered / solid timber boards

WALLS:

Bathroom walls	Full height ceramic tiles
Kitchen splashback	Stone
Laundry splashback	Selected ceramic tiles

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EXTERNAL AND COMMON AREAS

Balustrades	Masonry / concrete with paint finish, or Aluminium wit glass panels balustrades
Common pathway & street entry	Selected tiles / pavers
External walls	Render / Washed Render / Painted masonry /
Front fence	Face Concrete
Gas outlets, hose taps & external powerpoints	One per unit – courtyards and balconies
Letter boxes	Built-in front opening keyed
Lighting	Wall and ceiling mounted light fittings
Terraces & balconies	Selected tiles
Windows/Doors	Powdercoated aluminium frames with matching fly screens in all bedrooms windows