

## STANDARD SPECIFICATIONS

### External features

Front façade	Acrylic rendered brickwork and feature face brickwork
External walls	Acrylic rendered brickwork on the balance of external walls
Contrast walls	Acrylic rendered brickwork in contrasting colour
Roofing	Colorbond
Guttering	Colorbond gutters and fascia
Downpipes	Painted to match wall colour
Windows / sliding doors	Powder coated aluminium frames and keyed security locks
Balustrades	Powder coated
Fly screens	To all windows and sliding doors
Front door	Solid core flush panel with weather seal and self closer
Front door hardware	Traditional lever entrance lockset
Store room	Weather proof flush panel door with lever lockset
Perimeter fencing	1800mm high Colorbond
Front fencing	Rendered brick piers with aluminium infill panels
Letter boxes	Numbered and locking located on the front boundary
Landscaping	Water wise shrubs and plants with mulch & automatic reticulation
Balconies	400mm x 400mm non-slip tiles
Storeroom	Lockable storage room for each apartment in acrylic rendered brickwork
Car parking	Undercover parking bay allocated to each apartment
Clothesline	As per site plan
Paving	As per site plan
Security	Remote controlled automatic gate with intercom to each apartment

### Internal features

Internal walls	Plastered masonry brickwork with paint
Roof insulation	R4.0 thermal insulation
Internal doors	Flush panel doors with stainless steel lever door hardware
Robe doors	Hinged flush panel doors or mirrored sliding doors
Built in robes	One shelf and hanging rail
Built in linen cupboards	4 x lined shelves
Light fittings	Downlights to living and wet areas and Oyster fittings to bedrooms
Window treatments	Venetians in bedrooms and roller blinds in living areas
Living / Dining flooring	Laminated timber flooring on insulation
Kitchen flooring	Laminated timber flooring on insulation
Bedroom flooring	Carpet on underlay
Air conditioning	2.5HP inverter reverse cycle split system to living area
Hot Water System	Instantaneous electric hot water system
Powerpoints	Double powerpoints throughout with RCD protection
Smoke alarms	Hard wired smoke detectors
TV points	Digital high definition points to living area and master bedroom
Telephone points	Kitchen and master bedroom
Intercom	Security intercom to each apartment

## Kitchen features

Electric hotplate	Electric Ceramic 4 element hotplate
Electric oven	Stainless steel electric multi function oven
Range hood	Stainless steel 600mm
Dishwasher	Stainless steel multi program dishwasher
Sink	Stainless steel with chrome mixer tap
Bench top	Engineered stone square edged bench top
Cupboard doors	Laminated with soft closers to all cupboards & stainless steel handles
Pantry	Laminated with 4 lined shelves
Overhead cupboards	Soft closers to all cupboards with stainless steel handles
Drawers	Cutlery, utility and pot drawers, soft closers & stainless steel handles
Fridge recess	Min. 800mm to cater for up to 700L fridge (not side by side)
Splash back	Tiled

## Bathroom, ensuite, WC and laundry features

Shower screen	Semi- frameless shower screen enclosure
Shower tap ware	Chrome mixer tap with adjustable shower hose and rail
Vanity basin	Vitreous china with chrome mixer tap
Vanity bench top	Laminated square edged bench top
Vanity cupboards	Laminated with soft closers to all cupboards & stainless steel handles
Mirror	1000mm high frameless mirrors over vanity cupboards
Bathroom accessories	Chrome double towel rail and toilet roll holder
Toilet suite	Vitreous china suite
Floor tiles	200 x 200 ceramic
Wall tiles	200 x 400 ceramic, 2.0m high in shower with glass mosaic feature
Laundry tub	35 litre laundry trough with chrome mixer tap & chrome washing taps

## COLOUR SCHEME OPTIONS

	OPTION 1 – “WARM WHITE”	OPTION 2 – “COOL GREY”
<b>BATHROOM</b>		
Wall tile size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Wall border size	Mocha glass mosaic Johnson tiles Strip laid vertically in shower recess on non-tap wall	Bluestone glass mosaic Johnson tiles Strip laid vertically in shower recess on non-tap wall
Skirting size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Floor tile size	200 x 200 waringa mocha Johnson tiles / grout #277	200 x 200 waringa stone grey Johnson tiles / grout #244
Vanity top	Natural quartz natural finish Laminex (square form)	Pure calcite natural finish Laminex (square form)
Vanity facing	White finish Laminex	Breccia natural finish Laminex
Plinth	Brushed pewter Formica	Matt aluminium Formica
<b>ENSUITE</b>		
Wall tile size	200 x 400 white gloss / ground #200	200 x 400 white gloss / ground #200
Wall border size	Mocha glass mosaic Johnson tiles Strip laid vertically in shower recess on non-tap wall	Bluestone glass mosaic Johnson tiles Strip laid vertically in shower recess on non-tap wall
Skirting size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Soap holder style	100 x 200 white dual shelf	100 x 200 white dual shelf
Floor tile size	200 x 200 waringa mocha Johnson tiles / grout #277	200 x 200 waringa stone grey Johnson tiles / grout #244
Vanity top	Natural quartz natural finish Laminex (square form)	Pure calcite natural finish Laminex (square form)
Vanity facing	White natural finish Laminex	Breccia natural finish Laminex
Plinth	Brushed pewter Formica	Matt aluminium Formica
<b>TOILET</b>		
Skirting tile size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Floor tile size	200 x 200 waringa mocha Johnson tiles / grout #277	200 x 200 waringa stone grey Johnson tiles / grout #244
Toilet pan	White cistern and seat	White cistern and seat
<b>LAUNDRY</b>		
Wall tile size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Skirting size	200 x 400 white gloss / grout #200	200 x 400 white gloss / grout #200
Floor tile size	200 x 200 waringa mocha Johnson tiles / grout #277	200 x 200 waringa stone grey Johnson tiles / grout #244
Bench top	Stipple seal natural finish Laminex	Atmosphere natural finish Laminex
Cupboard face	Rock salt velour finish Formica	Snow drift velour finish Formica
Plinth	Brushed Pewter Formica	Matt aluminium Formica

# Acacia Apartments

134 Briggs Street, Kewdale



<b>KITCHEN</b>		
Wall tile size	100 x 300 white gloss / grout #200	100 x 300 white gloss / grout #200
Wall border size	N/A	N/A
Wall décor size	N/A	N/A
Bench top	Engineered stone (similar to crystal chalk Essastone gloss finish)	Engineered stone (similar to new crystal Essastone salt gloss finish)
Cupboard face	Chamois velour finish Formica	Mist grey velour finish Formica
Feature panel	Oyster Linea natural finish Laminex	Chalky teak natural finish Laminex
Plinth	Brushed Pewter Formica	Matt aluminium Formica
<b>OTHER</b>		
Laminate Timber floor	Spotted gum	Blackbutt
Carpet	Sandy point big drift	Speed
Roller blinds	Uniline dawn alabaster	Uniline dawn white satin
Venetian blinds	Uniline 141 bright silver	Uniline 400 white satin
Main paint	Solver (match Dulux grand piano 25% tint)	Solver (match Dulux white duck 25% tint)
Feature paint	Solver (match Dulux grand piano 125% tint)	Solver (match Dulux white duck 125% tint)