

















**PROJECT: 494 North Rd, Elsternwick
SPECIFICATIONS & FINISHES SCHEDULE**

ITEM	DESCRIPTION	SPECIFICATION
1.0	External	
1.1	Select Applied Render Finish	
1.2	Colorbond metal roofing	
1.3	Aluminium colorbond windows	
1.4	Driveway –Concrete finish	
1.5	Aluminium Framed Glass Balustrade	
1.6	Letter Boxes	
1.7	Audio / Video Intercom	
1.8	Keyless Entry @ front door to complex	
2.0	Internal	
2.1	Walls – painted in three coats of Dulux or equivalent washable paint, matt colour throughout walls and ceilings	
2.2	Doors – painted three coats Matt finish 2340mm high	
2.3	Architraves and skirtings – MDF modern style	
2.4	Square set modern ceiling edges	
3.0	Floors	
3.1	Engineered Oak timber floor boards Satin/Matt finish throughout except in bedrooms, wet areas and staircase	
3.2	Carpet - in all bedrooms	
4.0	Lighting & Electrical	
4.1	Down lights wherever possible (due to fire rating)	
4.2	Surface mounted lights (wherever downlights cannot be installed)	
4.3	Phone – 2 points TV – 2 points	
4.4	External lighting - low voltage	
4.5	MATV	
4.6	Pay TV	
5.0	Kitchen Appliances	
5.1	Tu Pac Finish to all cabinets	
5.2	Mirror Splashbacks	
5.3	Reconstituted Stone bench top	
5.4	SMEG 600mm Gas 4 burner cooktop inc WOK burner with CI trivets, S/Steel	Code CiR66X 
5.5	SMEG 600mm Twin Motor slideout rangehood, Silver/SS trim	Code SA480T60S/X 
5.6	SMEG 600mm Thermosealed Electric Oven, Satin S/Steel	Code SA561X 

5.7	SMEG Fully Integrated Dishwasher, S/Steel	Code DWAFI149	
5.8	Single Bowl undermount		
5.9	European Kitchen Sink Mixer	Code: PSS1001SB	
6.0	Sanitaryware & Fixtures		
6.1	Ceramic/porcelain tiles on the floor and partial wall		
6.2	Framed shower screens		
6.3	Mixer shower taps throughout	Code: U-HD4207m	
6.4	Quaddro Single Function Shower on Rail	Code: HI-B286	
6.5	Mixer taps throughout	Code: HD4233	
6.6	Paco Jaanson Toilets	Karizma Back To Wall Toilet	
6.7	Undermount Basins		
6.8	Mirrors to all bathrooms		
6.9	Vanity units in Tu Pac with reconstituted stone benchtops		
6.10	Accessories – toilet roll holders and towel rails in chrome finish		
6.11	Double Towel Rail		
6.12	Single Towel Rail		

6.13	Toilet Roll Holder	
7.0	Heating & Cooling	
7.1	Reverse Cycle air conditioning and heating to living area. Electric heating panels to all bedrooms.	