

CAMELLIA ON SALISBURY

FINISHES SCHEDULE

FOR

APARTMENT BUILDING

AT

LOT 318 BRICKWORKS DR

HOLROYD GARDENS

Quartile Property Network Disclaimer:

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BALCONY

ITEM NO	DESCRIPTION
1.	400x400 Cream textured tiles with skirting tile to match
2.	Brushed Silver External Lights mounted on selected Columns and Walls,
3.	Either Glass or Concrete balustrade as per the Architectural Elevations
4.	Gas outlet x 1 for BBQ

LOBBY AND STAIRS

ITEM NO	DESCRIPTION
1.	Lobby floor entry to be Cream polished vitrified ceramic tile with polished shiny Black Boarder tile.
2.	Wall skirting to be 300x300 Polished Shiny Black in colour
3.	Aluminium Framed Entry Doors with Keyless Entries
4.	Kone Lift to be provided in both the north and south towers respectively with back to base monitoring.
5.	Lift operation will not permit access to apartment levels unless authorised for security reasons.
6.	Commercial grade carpet to floors and staircase.
7.	Garbage Disposal Shute available on each floor adjacent to Lifts and collected in the designated Basement area
8.	Painted mild steel balustrading to internal staircase

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KITCHEN

ITEM NO

1. Tersol Vacuum Formed Doors to kitchen cupboards in combination colours of Wenge and matt white, top cupboards 800 – 900mm high, Hettich Hinges and Melpa Allfit Draw Runners, Brushed Silver Kickboards and 160mm Brushed Nickel Rail Handles
2. Ceasarstone bench top
3. Omega Gas cook top with wok burner (stainless steel) OG61XA4
4. Omega Gas cook top with wok burner (stainless steel) OAR22 (Penthouse only)
5. Omega F/F Electric Oven (stainless steel) OO652XA
6. Omega Range hood OA412FRX(stainless steel)
7. Omega F/F Electric Oven (stainless steel) OA3205X (Penthouse only)
8. 600x 300 Supa White Rectified Ceramic Tile splash back
9. Double bowl stainless steel sink
10. Sink mixer tap Academy Pillar C/P
11. Plastic covering on edges of tiles
12. Vertical blinds on windows and sliding doors
13. 3 x double power point outlets
14. Omega DW2112X S/S Dishwasher
15. Ceramic tiles on floor to be vitrified 300x300 in either Off White or Beige Brown
16. Ceiling Lights 40cm (oyster lights) with associated wall cupboard down lights over bench cupboards
17. Precious silver pearl window frame and glazing
18. Fly screens
19. 3 coat paint on walls,

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BEDROOM 2 & 3

ITEM NO

1. Privacy lock on door
2. 4 panel door
3. Silver precious pearl window frames
4. Fly screens on windows
5. Ceiling Oyster light 30cm
6. Vertical blinds on windows and sliding doors
7. 2 x Double Power Point outlets
8. Telephone, internet, aerial and Pay TV connection jacks
9. Built in wardrobe with shelves, coat hangers and 3 drawers (white in colour)
10. Doors to be fully mirrored on built ins
11. Carpet flooring
12. "Customwood" timber wall skirting 75mm high
13. 3 coat paint on walls
14. Fly doors on all sliding doors
15. Security fly doors and sliding doors with keys on Ground Floor apartments only

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MAIN BEDROOM

ITEM NO

1. Privacy lock on door
2. 4 panel door
3. Precious silver pearl window frames
4. Fly screens on windows
5. Ceiling Oyster light 40cm
6. Vertical blinds on windows and sliding doors
7. 2 x Double Power Point outlets
8. Telephone, internet, aerial and Pay TV connection jacks
9. Built in wardrobe with shelves, coat hangers and 3 drawers (white in colour)
10. Doors to be fully mirrored on built ins
11. Carpet flooring
12. "Customwood" timber wall skirting 75mm high
13. 3 coat paint on walls
14. Fly doors on all sliding doors
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LOUNGE

ITEM NO

1. Lounge to be carpeted with the Main Entry to be tiled for a distance 1200 in from the door using a 450x450 Cream coloured Polished Vitrified tile.
2. "Customwood" timber wall skirting 75mm high
3. Ceiling oyster lights 40cm with associated wall lighting
4. 3 x Double Power Point outlets
5. Audio intercom handset
6. Pay TV cabling and "Ready" for service provider
7. Telephone, internet, aerial and Pay TV connection jacks
8. Vertical blinds on windows and sliding doors
9. Fly screen on windows and sliding doors
10. Security fly doors and sliding doors with keys on Ground Floor apartments only
11. Gas outlet x 1 for heater
12. Self closes on entry door to units
13. Precious silver pearl window and sliding door frames
14. 3 coat paint on walls

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MAIN BATHROOM

ITEM NO

1. 900mm vanity basin with Polymarble top and polyurethane HMR cupboards White with Chocolate timber trim
2. Academy Vanity Basin Mixer , Shower and Bath Mixer and Atlanta Shower Swivel outlet
3. Colorado Mirror 910 x 750mm
4. Lights 30cm (oyster lights)
5. 600X300 Supa White Rectified Ceramic wall tiles to the ceiling with decorative Glass Mosaics pattern on the wall
6. 300x300 Vitrified Chocolate coloured Ceramic floor tile
7. Chrome finish tooth brush cup holder
8. 615mm long double Chrome finish towel rack
9. Chrome finish toilet roll holder and brush cleaner
10. Chrome Soap dish in shower
11. 1650 long Raymor Gerroa Acrylic Bath tub white with headrest, armrest and lumbar supports
12. Plastic on tile edges
13. All joins in corners to be silicone
14. Azure C/C Porcelain toilet suite (Argent)
15. Semi frameless Shower screen, Glass (clear safe glass) and Silver framing
16. 1 x Double Power Point outlet
17. Mechanical Exhaust Ventilation to internal wet areas
18. Privacy lock set on door
19. Precious silver pearl window frames

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ENSUITE

ITEM NO

1. 750mm vanity basin with Polymarble top and polyurethane HMR cupboards White with Chocolate timber trim
2. Academy Vanity Basin Mixer , Shower and Bath Mixer and Atlanta Shower Swivel outlet
3. Colorado Mirror 610 x 750mm
4. Lights 30cm (oyster lights)
20. 600X300 Supa White Rectified Ceramic wall tiles to the ceiling with decorative Glass Mosaics pattern on the wall
5. 300x300 Vitrified Chocolate coloured Ceramic floor tile
6. Chrome finish tooth brush cup holder
7. 615mm long single Chrome finish towel rack
8. Chrome finish toilet roll holder and brush cleaner
9. Chrome Soap dish in shower
10. Plastic on tile edges
11. All joins in corners to be silicone
21. Azure C/C Porcelain toilet suite (Argent)
12. Shower screen to have Sliding doors, Glass (clear safe glass) and Silver framing
13. 1 x Double Power Point outlet
14. Mechanical Exhaust Ventilation to internal wet areas
15. Privacy lock set on door
16. Precious silver pearl window framing
17. Flyscreen on window

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EXTERIOR FINISH

ITEM NO	DESCRIPTION
1.	Smooth Face Brick being PGH "Smoke" in colour with selected areas of rendered finish
2.	Metal clad mono slope roof off Slate Grey in colour
3.	Horizontal Wall Cladding CITI (Colorbond) Penthouse Level
4.	Concrete Upstands are rendered and painted
5.	Stencil Concrete driveways and concrete pathways to match external finish.
6.	Precious silver pearl power coated aluminium commercial entry doors with electric striker plates for security.
7.	Close Circuit Security Cameras at 4 building perimeter locations relayed to each individual Apartment and viewed through the free to air TV signal on an allocated channel.
8.	All access to the building can be monitored for Security purposes remotely from the Strata Managers office based on an even (7) day recording cycle and stored on a site computer system for downloading at regular intervals.
9.	Keyless access to the building via the main entries and lifts using electronic tag system.
10.	External fencing along the Rail Corridor incorporating acoustic sound barrier fencing as per the plans on the Ground Floor.
11.	Landscaping, external lighting and pathways on the ground floor including extensive planter boxes
12.	Audio Video Intercom system and keyless entry
13.	Remote control entry to basement garage area via electric gate
14.	Disabled access to units from both the basement garage and street front entries.
15.	All window and door glazing in the North, South and East elevations are acoustically treated.

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LAUNDRY

ITEM NO	DESCRIPTION
1.	600X300 Supa White Rectified Ceramic wall tiles to be laid up to 1200mm in height
2.	Ceramic tiles on floor to be Vitrified 300x300 in either Off White or Beige Brown
3.	Colorado 600 Stainless Steel single wash tub with Clermont Sink Mixer
4.	Chrome finish tap handles for single tub and washer machine
5.	Simpson Clothes Dryer
6.	1 x Double Power Point outlet
7.	Ceiling Oyster Lights 30cm
8.	Mechanical Exhaust Ventilation to internal wet areas
9.	3 coat paint on ceiling

BASEMENT

ITEM NO	DESCRIPTION
1.	Remote Control Electric gate entry
2.	Undercover Visitor Parking separate from Secure Basement Parking
3.	Disabled access from Secure Basement Parking to Apartments
4.	Emergency egress from Basement Parking via 3 Staircases
5.	2 Separate Flow and Return Gas Hot water systems servicing the Apartments.
6.	Garbage Recycle Bin Area
7.	Bin Garbage Disposal Area
8.	Dedicated car wash bay area with Sydney Water approved discharge system
9.	Bicycle Storage Racks and Allocated apartment storage area
10.	Natural Ventilation Galvanised Grillage in the Basement Car park

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