

KOGARAH GRAND

70-78 REGENT STREET KOGARAH PROPOSED SCHEDULE OF TYPICAL FINISHES & FITTINGS

EXTERIOR

WALL	Hebel wall with render/cladding and painting
ROOF	Concrete Roof
WINDOWS	Pre-finished aluminium with glazing in accordance with acoustic engineer's requirements
BALCONIES	Pre-finished aluminium or framed glass finish. Tiles to Surface.

COMMON PROPERTY

ENTRY FOYER	Tile to floor
FLOOR LOBBIES	General commercial grade carpet
SECURITY	Video Intercom ENTRY control system
PARKING	Security car access to basement car park
LIFTS	Lift to car parking foyer and residential levels, doors and internal finish to be stainless steel.

INTERIOR FINISHES & FITTINGS

WALLS	Party walls – Hebel with plasterboard painted finish Internal walls - plasterboard with painted finish
CEILINGS	Plaster painted
DOORS	Entrance – timber fire door in metal frame painted Internal - hollow timber in metal frame painted Door furniture satin chrome lever
FLOORS	Floors in all wet areas to be tiled. All kitchens & living areas to have floating timber floors, and all bedroom areas to be finished with domestic grade carpet
HOT WATER	Gas hot water system
AIRCONDITIONING	Air conditioning to each bedrooms and living room
TELEVISION	Outlets to living area and master bedroom
CABLE	Provision for pay TV provided to living area
TELEPHONE	Outlets to living area and master bedroom
SECURITY	Intercom system to each apartment
ELECTRICAL	Electrical power points to each room as specified
LIGHT FITTINGS	Modern designed lighting throughout

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KITCHEN

BENCHTOPS	Stone finish as selected
DOORS	Polyurethane doors
SPLASH BACK	Mirrored finish
FLOOR	Floating timber floor
SINK	Stainless steel
TAP	Chrome mixer
OVEN	SMEG or equivalent, 600mm stainless steel oven or equivalent
COOKTOP	SMEG or equivalent, 600mm 4 burner stainless steel gas cooktop or equivalent
RANGEHOOD	SMEG or equivalent, 600mm stainless steel finish or equivalent
DISHWASHER	SMEG or equivalent, 600mm dishwasher stainless steel finish or equivalent

BATHROOM / ENSUITE

TILING	Walls tiles to ceiling height, tiles to floor
BASIN	Vitreous china basin with mirrored overhead cabinet
SHOWER SCREEN	Frameless shower screen for all bathrooms.
TOILET	Vitreous china suite
TAPWARE	Chrome finish
ACCESSORIES	Chrome finish

LAUNDRY/LAUNDRY CUPBOARD

FLOOR, SKIRTING	Tiled floor
SPLASHBACK	Tiled splashback
TUB	Compact tub & cabinet with by pass
DRYER	OMEGA 4 Kg dryer, or equivalent
TAPWARE	Chrome finish

BEDROOMS

ROBES	Each bedroom to have fitted shelf/drawer unit with sliding doors
SKIRTING	Timber skirting for all living and bedrooms