

Schedule of Finishes - Internal

South (Memorial Avenue) Building - Memorial Avenue Apartments
Typical Apartments



THE COSMOPOLITAN

COTTON TREE



	ITEM	FINISH / DESCRIPTION	
GENERAL	Hot Water	Instantaneous Electric	
	Garbage Removal	Refuse Chute and Recycle Room on each floor. Refuse Bins in Basement	
	Lifts and Lobby	Secure Ground Lobby and Lift Access to all Floors	
	Mail	Mail delivered to Individual Apartment Letterboxes at Entry Foyer	
	General Wall Paint	Washable Acrylic Finish: Flat	
	Skirting and Architrave	Dressed Timber Finish: Satin	
	Entry Door	Solid Core Timber with Quality Brushed Steel Hardware Finish: Satin	
	Ceiling and Bulkhead	Plasterboard Ceiling, Painted Colour: Ceiling White Finish: Matt	
	Electrical	General Lighting	Recessed Downlights
		General Power Outlets	Generally throughout and to all rooms
		Pay TV outlets	To Living and Bed 1
		Telephone Outlets	To Living and Study
		Internet Outlets	To Living and Study
Security		Secure Access Control System to Building and Car Park Entry	
Intercom		Security Audio Intercom between Main Entry and Individual Apartments	
Smoke and Heat detector		BCA Requirements	
Ceiling Fans		To Living and all Bedrooms	
Air Conditioning		Air Conditioning to all Living Areas	
KITCHEN	General Floor Tile	Porcelain Floor Tile Finish: Selected to Architect's Colour Schemes	
	Joinery	Benchtop	20mm Reconstituted Stone
		Splashback	Feature Tile Finish: Selected to Architect's Colour Schemes
	Cupboard Door and Drawer fronts and Gables	Melamine Finish: Selected to Architect's Colour Schemes	
	Front Panel to Island Bench	Melamine Finish: Selected to Architect's Colour Schemes	
	Sink		1 and 1/3 Bowl, Overmount Sink Finish: Stainless Steel
			Pin Lever Sink Mixer Finish: Black

Note: The finishes, colours and material are indicative only and may be subject to an equivalent or superior standard.

APARTMENT OPTIONS

1 bed | 1 bath
2 bed | 2 bath



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	ITEM	FINISH / DESCRIPTION
KITCHEN cont.	Cooktop	600mm 4x Burner Electric Ceramic Cooktop Finish: Glass
	Oven	600mm Electric Oven Finish: Glass / Stainless Steel
	Rangehood	600mm Slide Out Recirculating Rangehood Finish: To match Joinery
	Dishwasher	600mm Freestanding Dishwasher Finish: Stainless Steel
LIVING / DINING Window Coverings	General Floor Tile	Porcelain Floor Tile Finish: Selected to Architect's Colour Schemes
	Curtains	Semi Transparent Curtains
ENSUITE / BATH Joinery	General Floor Tile	Porcelain Floor Tile Finish: Selected to Architect's Colour Schemes
	General Wall Tile (Shower and Skirting Only)	Rectified Tile Finish: Selected to Architect's Colour Schemes
	Vanity Basin	White Vitreous China Basin, Inset Pin Lever Basin Mixer Finish: Black
	Vanity Benchtop	20mm Reconstituted Stone
	Vanity Cupboard Door and Drawer Fronts and End Gables	Melamine Finish: Selected to Architect's Colour Schemes
	Overhead Mirror	Mirror front storage cabinets
	Shower	Shower Rose on Rail Finish: Chrome Pin Lever Shower Mixer Finish: Black Semi Frameless Glass Shower Screen
		Shower Shelf Finish: Chrome
		Bathtub
	WC	White Vitreous China, Back to Wall Faced Close Coupled Toilet Suite, 4 Star WELS Rating
Toilet Roll Holder	Toilet Roll Holder Finish: Chrome	
Double Towel Rail	Double Towel Rail Finish: Chrome	
Hand Towel	Hand Towel Holder Finish: Chrome	
Robe Hook	Robe Hook Finish: Chrome	

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APARTMENT OPTIONS

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2 bed | 2 bath



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	ITEM	FINISH / DESCRIPTION	
LAUNDRY	General Floor Tile	Porcelain Floor Tile Finish: Selected to Architect's Colour Schemes	
	Skirting Tile	Rectified Tile Finish: Selected to Architect's Colour Schemes	
	Splashback	Rectified Tile Finish: Selected to Architect's Colour Schemes	
	Overhead Shelves and End Gables	Melamine Finish: Selected to Architect's Colour Schemes	
	Joinery	Joinery Bifold Doors and Gables	Melamine Finish: Selected to Architect's Colour Schemes
		Laundry Tub	35L Tub: Drop-in
		Mixer Finish: Chrome	
		Washing Machine Tapware	Hot and Cold Washing Machine Stop Cocks Finish: Chrome
	Dryer	Clothes Dryer Colour: White	
LINEN BROOM	Cupboard Door Fronts and End Gables	Melamine Finish: Selected to Architect's Colour Schemes	
BEDROOM 1 <i>as applicable</i>	Carpet	Quality Carpet: Selected to Architect's Colour Schemes	
	Robe Doors	Sliding Doors Finish: Mirror	
Window Coverings	Robe Joinery (Drawers / Shelves)	White Melamine to Internal Drawers / Shelving, with Chrome Clothes Rail	
	Window	Block Out Roller Blinds	
	Balcony Door	Semi Transparent Curtains	
BEDROOM 2 <i>as applicable</i>	Carpet	Quality Carpet: Selected to Architect's Colour Schemes	
	Robe Doors	Sliding Doors Finish: Mirror	
	Robe Joinery	White Melamine to Internal Drawers / Shelving, with Chrome Clothes Rail	
	Curtains	Block Out Roller Blinds	
STUDY <i>as applicable</i>	Desktop	Melamine Finish: Selected to Architect's Colour Schemes	
	Overhead Fixed Shelves	Melamine Finish: Selected to Architect's Colour Schemes	

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APARTMENT OPTIONS

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2 bed | 2 bath



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	ITEM	FINISH / DESCRIPTION
BALCONY	General Wall Paint	Washable Low Sheen Paint
	Floor	Vitrified Floor Tile Finish: Matt, R11
	Ceiling	Textured Paint Finish to Soffit
	Lighting	Surface Mounted Light Fitting
	Hose Cock	T-Head Hose Cock Finish: Polished Chrome
Electrical	Weatherproof Power Outlet	Double Power Outlet
EXTERNAL FINISHES	Floor	Reinforced Concrete Slabs
	Wall Treatments	Painted Rendered Blockwork
	Windows	Powder Coated Aluminum Window Frames
	Security	Remote / Key Security Basement Car Parking Access
		Remote / Key Security Pedestrian Access (including Lifts)
	Communal Recreational Area	BBQ Facilities Pool Spa Visitor Car Parking

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Schedule of Finishes - Internal

South (Memorial Avenue) Building - Memorial Avenue Riverfront Apartments

Typical Apartment Upgrade - Level 5, 6, 7 & 8

(selected apartments)



THE COSMOPOLITAN

COTTON TREE



	ITEM	FINISH / DESCRIPTION	APARTMENTS	
GENERAL	Hot Water	Instantaneous Electric	504	
	Garbage Removal	Refuse Chute and Recycle Room on each floor. Refuse Bins in Basement	604	
	Lifts and Lobby	Secure Ground Lobby and Lift Access to all Floors	704	
	Mail	Mail delivered to Individual Apartment Letterboxes at Entry Foyer	804	
	General Wall Paint	Washable Acrylic Finish: Flat	505	
	Skirting and Architrave	Dressed Timber Finish: Satin	605	
	Entry Door	Solid Core Timber with Quality Brushed Steel Hardware Finish: Satin	705	
	Ceiling and Bulkhead	Plasterboard Ceiling, Painted Colour: Ceiling White Finish: Matt	805	
	Electrical	General Lighting	Recessed Downlights	506
		General Power Outlets	Generally throughout and to all rooms	606
		Pay TV outlets	To Living and Bed 1	706
		Telephone Outlets	To Living and Study	806
		Internet Outlets	To Living and Study	
		Security	Secure Access Control System to Building and Car Park Entry	
		Intercom	Security Audio Intercom between Main Entry and Individual Apartments	
		Smoke and Heat detector	To BCA Requirements	
		Ceiling Fans	To Living and All Bedrooms	
Air Conditioning		Air Conditioned throughout		
KITCHEN	General Floor Tile	Large Format Porcelain Floor Tile Finish: Selected to Architect's Colour Schemes		
	Joinery	Benchtop	40mm Reconstituted Stone with Waterfall Edges	
		Splashback	Reconstituted Stone	
		Cupboard Door and Drawer fronts, Wall Units and End Gables	Melamine Finish: Selected to Architect's Colour Schemes	
		Front Panel to Island Bench	Melamine Finish: Selected to Architect's Colour Schemes	

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APARTMENT OPTIONS

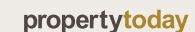
2 bed | 2 bath/ensuite
2 bed | 2 bath + study



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	ITEM	FINISH / DESCRIPTION	APARTMENTS
KITCHEN cont.	Sink	1 and 3/4 Bowl, Sink with Drainer Finish: Stainless Steel	504
		Paddle Lever Pull Out Sink Mixer Finish: Black	604
	Cooktop	900mm Electric Ceramic Cooktop Finish: Glass	704
	Oven	600mm Electric Oven Finish: Glass / Stainless Steel	804
	Microwave	Built in Electric Microwave with Stainless Steel Trim Kit	505
	Rangehood	900mm Rangehood Finish: To match Joinery	605
	Dishwasher	600mm Integrated Dishwasher	705
LIVING / DINING	General Floor Tile	Large Format Porcelain Floor Tile Finish: Selected to Architect's Colour Schemes	805
	Curtains	Semi Transparent Curtains	506
Window Coverings			606
			706
ENSUITE / BATH 2 <i>as applicable</i>	General Floor Tile	Porcelain Floor Tile Finish: Selected to Architect's Colour Schemes	806
	General Wall Tile (Full Height to Ceiling)	Rectified Tile Finish: Selected to Architect's Colour Schemes	
	Feature Wall Tile (Full Height to Ceiling)	Rectified Tile Finish: Selected to Architect's Colour Schemes	
	Vanity Basin	White Vitreous China Basin	
Joinery		Paddle Lever Shower Mixer Finish: Black	
	Vanity Benchtop	40mm Reconstituted Stone	
	Vanity Cupboard Door and Drawer Fronts and End Gables	Melamine Finish: Selected to Architect's Colour Schemes	
	Overhead Mirror	Mirrored Front Storage Cabinets	
	Shower	Frameless Glass Shower Door / Screen	
		Shower Door Handle Finish: Chrome	
		Shower Rose on Rail Finish: Chrome	
		Paddle Lever Shower Mixer Finish: Black / Shower Shelf Finish: Chrome	
	Bathtub	Freestanding Acrylic Corner Bath	
		Wall Mounted Bath Outlet and Mixer Finish: Black	
WC	White Vitreous China, Back to Wall Faced Close Coupled Toilet Suite, 4 Star WELS Rating		

Note: The finishes, colours and material are indicative only and may be subject to an equivalent or superior standard.

APARTMENT OPTIONS

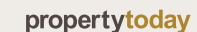
2 bed | 2 bath/ensuite
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	ITEM	FINISH / DESCRIPTION	APARTMENTS	
ENSUITE / BATH cont.	Toilet Roll Holder	Toilet Roll Holder Finish: Chrome	504	
	Double Towel Rail	Double Towel Rail Finish: Chrome	604	
	Hand Towel	Hand Towel Holder Finish: Chrome	704	
	Robe Hook	Robe Hook Finish: Chrome	804	
LAUNDRY			505	
	General Floor Tile	Large Format Porcelain Floor Tile Finish: Selected to Architect's Colour Schemes	605	
	Skirting Tile	Rectified Tile Finish: Selected to Architect's Colour Schemes	705	
	Splashback	Rectified Tile Finish: Selected to Architect's Colour Schemes	805	
	Overhead Shelves and End Gables	Melamine Finish: Selected to Architect's Colour Schemes	506	
	Joinery	Joinery Bifold Doors and Gables	Melamine Finish: Selected to Architect's Colour Schemes	606
		Laundry Tub	35L Tub: Drop-in	706
			Sink Mixer with Paddle Lever Finish: Chrome	806
		Washing Machine Tapware	Hot and Cold Washing Machine Stop Cocks Finish: Chrome	
		Dryer	Clothes Dryer Colour: White	
LINEN / BROOM	Cupboard Door Fronts and End Gables	Melamine Finish: Selected to Architect's Colour Schemes		
BEDROOM 1	Carpet	Quality Wool Blend Carpet on Underlay to Architect's Colour Schemes		
<i>as applicable</i>	Robe Doors	Frameless Sliding Doors Finish: Coloured Mirror, Selected to Architect's Colour Schemes		
Robe Joinery	Robe Joinery (Drawers / Shelves)	White Melamine to internal shelving, with Chrome Clothes Rail		
Window Coverings	Window	Ceiling Mounted Track, White Block Out Curtains		
	Balcony Door	Semi Transparent Curtains / Block Out Curtains		
BEDROOM 2	Carpet	Quality Wool Blend Carpet on Underlay Finish: Selected to Architect's Colour Schemes		
<i>as applicable</i>	Robe Doors	Sliding Doors Finish: Mirror		
	Robe Joinery	White Melamine to internal shelving, with Chrome Clothes Rail		
	Curtains	Semi Transparent Curtains / Block Out Curtains		

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2 bed | 2 bath/ensuite
2 bed | 2 bath + study



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	ITEM	FINISH / DESCRIPTION	APARTMENTS
STUDY <i>as applicable</i>	Desktop	Melamine Finish, Selected to Architect's Colour Schemes	504
	Overhead Fixed Shelves	Melamine Finish, Selected to Architect's Colour Schemes	604
BALCONY	General Wall Paint	Washable Low Sheen Paint	704
	Floor	Vitrified Floor Tile Finish: Matt, R11, Selected to Architect's Colour Schemes	804
		Floor Grate, Square Finish: Stainless Steel	505
	Ceiling	Textured Paint Finish to Soffit	605
	Lighting	Surface Mounted Light Fitting	705
	Hose Cock	T-Head Hose Cock Finish: Polished Chrome	805
	Weatherproof Power Outlet	Double Power Outlet	506
			606
EXTERNAL FINISHES	Floor	Reinforced Concrete Slabs	706
	Wall Treatments	Painted Rendered Blockwork	806
	Windows	Powder Coated Aluminum Window Frames	
	Security	Remote / Key Security Basement Car Parking Access	
		Remote / Key Security Pedestrian Access (including Lifts)	
	Communal Recreational Area	BBQ Facilities Pool Spa Visitor Car Parking	

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