

## 88 Queensbridge St, MELBOURNE

### GENERAL CONSTRUCTION DETAILS

Floors	Concrete slab throughout
Roof	Concrete roof
External Walls	Insulated aluminium façade system with double glazed windows
Party Walls	Fire rated party walls, all acoustically rated to BCA requirements
Internal Walls	Plasterboard lining typical
Insulation	Acoustic and thermal insulation to BCA requirements
Windows	Double glazed aluminium framed windows Fixed and top hung awning windows
Doors	Hollow core interior doors Solid core entry doors
Ceilings	Plasterboard lining typical
Lighting	LED lighting to be provided generally
Skirting	Solid board skirtings, paint finish
Television Points MATV/ PTV	MATV/ PTV provided to each apartment
Data / Phone Points	Provided to each apartment
Smoke Detectors	In accordance with BCA or relevant codes and standards
Hot water	Central Gas Hot Water Unit

ALL BUILDING WORKS TO BE IN COMPLIANCE WITH THE 2015 BUILDING CODE OF AUSTRALIA

**FIXTURES AND FINISHES**

	<b>TOWER APARTMENTS</b> - 1 Bedroom - 2 Bedroom	<b>TOWER APARTMENTS</b> - 3 Bedroom - Sub-Penthouse - Penthouse
	“Yarra Scheme” or “Botanic Scheme”	“Yarra Scheme” or “Botanic Scheme”
<b>KITCHEN</b>	<p><b>1 Bedroom &amp; 2 Bedroom</b></p> <ul style="list-style-type: none"> <li>- Mixer and tap</li> <li>- Gas cook top</li> <li>- Electric oven</li> <li>- Integrated range hood</li> <li>- Stainless steel sink</li> <li>- Integrated dishwasher</li> <li>- Stone benchtops</li> <li>- Stone splashback</li> <li>- Timber look laminate joinery finish</li> <li>- Select metal trim details</li> </ul>	<p><b>3 Bedroom, Sub-Penthouse &amp; Penthouse</b></p> <ul style="list-style-type: none"> <li>- Mixer and tap</li> <li>- Gas cook top</li> <li>- Electric oven</li> <li>- Integrated range hood</li> <li>- Stainless steel sink</li> <li>- Integrated dishwasher</li> <li>- Stone benchtops</li> <li>- Stone splashback</li> <li>- Timber look laminate joinery finish</li> <li>- Select metal trim details</li> </ul> <p>Upgrade Options</p> <ul style="list-style-type: none"> <li>- Integrated fridge</li> <li>- Integrated wine fridge</li> <li>- Convection Steam Oven</li> <li>- Warmer Drawer &amp; kits</li> </ul>
<b>BATHROOMS &amp; ENSUITES</b>	<ul style="list-style-type: none"> <li>- Tapware and spout</li> <li>- Shower head</li> <li>- Shower mixer</li> <li>- Tiled shower base</li> <li>- Ceramic basin</li> <li>- Mirrored unit with wall lighting</li> <li>- Contrast mirror detail</li> <li>- Concealed cistern toilet suite</li> <li>- Towel rail, toilet roll holder &amp; robe hook</li> <li>- Shower shelf</li> </ul> <p>Upgrade Options</p> <ul style="list-style-type: none"> <li>- Heated towel ladder (upgrade option)</li> </ul>	<ul style="list-style-type: none"> <li>- Tapware and spout</li> <li>- Rail shower + overhead shower</li> <li>- Shower mixer &amp; diverter</li> <li>- Tiled shower base</li> <li>- Ceramic basin</li> <li>- Mirrored unit with wall lighting</li> <li>- Contrast mirror detail</li> <li>- Concealed cistern toilet suite</li> <li>- Towel rail, toilet roll holder &amp; robe hook</li> <li>- Shower shelf</li> </ul> <p>Upgrade Options</p> <ul style="list-style-type: none"> <li>- Heated towel ladder (upgrade option)</li> </ul>
<b>LAUNDRY CAVITY</b>	<ul style="list-style-type: none"> <li>- Washing machine stops</li> <li>- Laundry trough with cupboard under</li> <li>- Cavity for washer &amp; dryer</li> </ul>	
<b>BUILT-IN ROBES</b>	<ul style="list-style-type: none"> <li>- Fitted with hanging rail, shelves &amp; drawers</li> </ul>	

	<ul style="list-style-type: none"> <li>- Hinged doors with timber look laminate finish</li> </ul>	
FLOOR FINISHES	<ul style="list-style-type: none"> <li>- Wool blend carpet to all bedrooms</li> <li>- Select timber floor boards to kitchen and living rooms</li> <li>- Select ceramic tiles to wet areas</li> </ul>	
PAINT SURFACES	<ul style="list-style-type: none"> <li>- Ceilings – Matt paint</li> <li>- Walls – Low Sheen paint</li> <li>- Doors – Semi-Gloss paint</li> </ul>	
HEATING/ COOLING	<ul style="list-style-type: none"> <li>- Concealed air conditioning units located in bedrooms and living rooms</li> </ul>	<p><b>3 Bedroom, Sub Penthouse</b></p> <ul style="list-style-type: none"> <li>- Concealed air conditioning units located in bedrooms and living rooms</li> </ul> <p><b>Penthouse Apartments</b></p> <ul style="list-style-type: none"> <li>- Concealed air conditioning units located in bedrooms, living rooms, dining rooms</li> </ul>
BLINDS	<ul style="list-style-type: none"> <li>- Not included</li> </ul>	<ul style="list-style-type: none"> <li>- Not included</li> </ul>