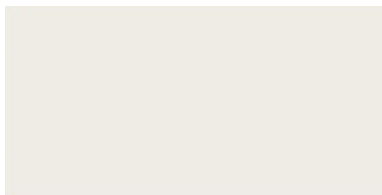
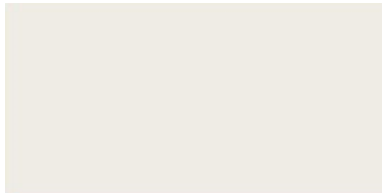






MATERIALS SCHEDULE
75-77 FOAMCREST AVENUE, NEWPORT

Area or Item	Description	Image
INTERNAL APARTMENTS		
Ground Floor		
Doors	Paint Finish, colour "Natural White", with frame to match.	
Walls	Painted render or plasterboard, colour to be Natural White	
Windows & sliding doors	Anodised aluminium framed windows and doors, Colour "Satin Quarry Beige" or similar.	
Hardware	Parisi with brushed nickel finish.	

First Floor

Doors

Timber paneled doors - "Huon Trail" Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith or similar, provide timber frames sized to match wall thickness, and finish to match door.

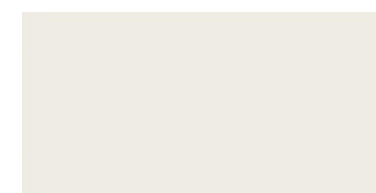


Walls

Timber paneled walls - "Huon Trail" Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith or similar, or



Painted render or plasterboard, colour to be Natural White



Windows & sliding doors

Anodised aluminium framed windows and doors, Colour "Satin Quarry Beige" or similar.



Hardware

Parisi with brushed nickel finish.



LIVING AREAS

Ground Floor

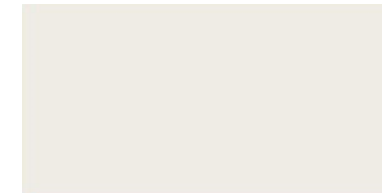
Floors

Stone: Champagne Grey Limestone, honed finish, or similar.
Nom 20mm thick selected stone tiles and waterproof membrane to wet areas. Provide Regupol acoustic system to first floor apartments to manufacturer's instructions.



Walls

Acrylic render with paint finish, colour to be Natural White.



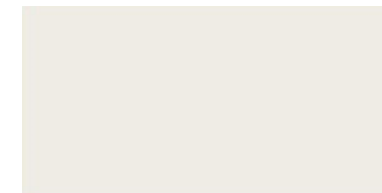
Ceiling

"Huon Trail" Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith or similar.



Skirting

Flush 100 x 12mm painted timber to carpeted areas, colour to match walls.



Heating

Gas bayonet provided to living room for additional heater if required

Joinery

Tasmanian Oak veneer doors & drawer fronts.

Drawers to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet. All Hinges are to be Blum Cliptop with Blumotion



First Floor

Floors

Stone: Champagne Grey Limestone, honed finish.
Nom 20mm thick selected stone tiles and waterproof membrane to wet areas. Provide Regupol acoustic system to first floor apartments to manufacturer's instructions



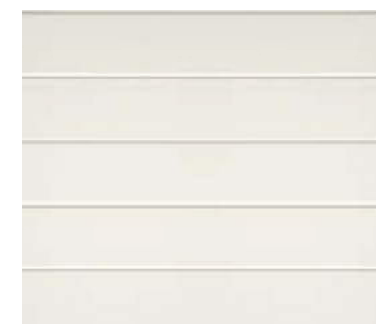
Walls

Feature wall paneling - "Huon Trail" Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith or similar



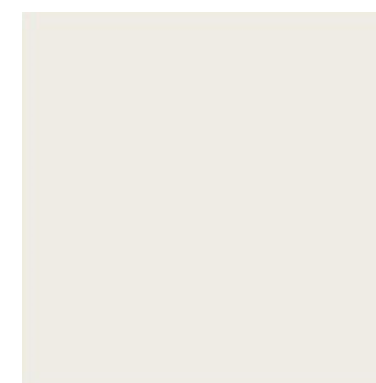
Ceilings

Exposed rafters and 12mm lining boards with paint finish – colour to be "Natural White"



Skirting

Flush 100 x 12mm painted timber to carpeted areas (note no skirting to wall paneling)



Heating

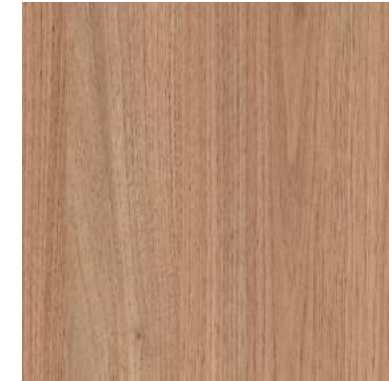
Gas Fireplaces to first floor apartments

Joinery

Tasmanian Oak veneer.

Drawers to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet.

All Hinges are to be Blum Cliptop with Blumotion



Fireplace Hearth and Benchtop

Off Form Concrete hearth and benchtop 100mm thick benchtop to match external balustrade expressed concrete band.



Joinery to be Stained Oak Timber Veneer or similar.



KITCHENS

Ground Floor

Floors

Stone: Champagne Grey Limestone, honed finish, or similar.
Nom 20mm thick selected stone tiles and waterproof membrane to wet areas. Provide Regupol acoustic system to first floor apartments to manufacturer's instructions



Benchtop, sink & cooktop surrounds

Caesarstone - Snow



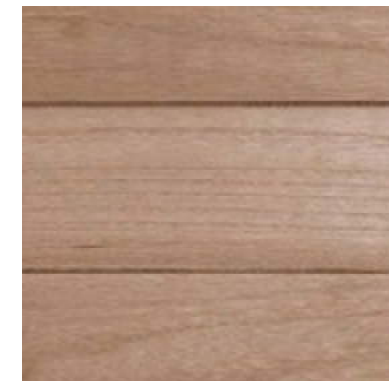
Feature splashback & single shelf

Handmade Zellige Tiles in Off-White.



Rangehood Shroud

"Huon Trail" Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith or similar, laid horizontally.



Ground Floor Island Bench Tops

Figured Marble – Calacutta Vagli or Similar



Tasmanian Oak Timber Veneer.

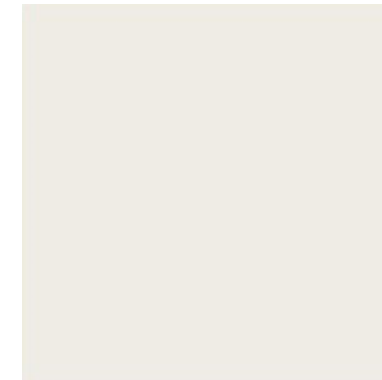


Joinery

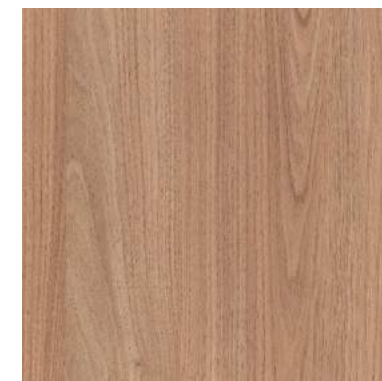
Polyurethane, colour "Natural White"

Drawers to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet.

All Hinges are to be Blum Cliptop with Blumotion



Tasmanian Oak Timber Veneer.



KITCHENS

First Floor

Floors

Stone: Champagne Grey Limestone, honed finish.
Nom 20mm thick selected stone tiles and waterproof membrane to wet areas. Provide Regupol acoustic system to first floor apartments to manufacturer's instructions.



Benchtop, sink & Cooktop surrounds

Caesarstone - Snow



Feature Splashback & single shelf

Handmade Zelige Tiles in Off-White.



Rangehood Shroud

Mirror Clad. Butt joints to corners where required. Polish all edges.



First Floor Island Bench Tops & Joinery Figured Marble – Calacutta Vagli or similar.



Stained Oak Timber Veneer or similar.

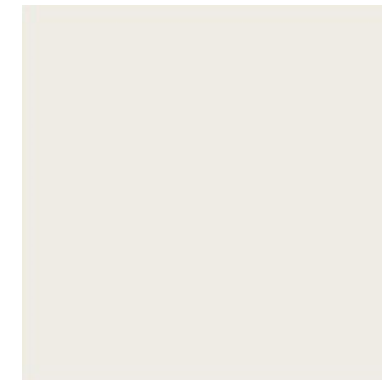


Joinery

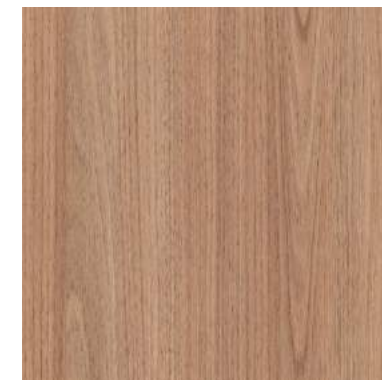
Polyurethane, colour “Natural White”

Drawers to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet.

All Hinges are to be Blum Cliptop with Blumotion



Tasmanian Oak Timber Veneer.



APPLIANCES

Oven

Miele – 60cm built-in oven



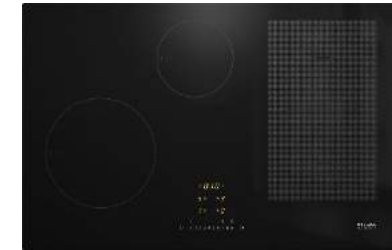
Microwave

Miele – 60cm built-in microwave



Cooktop

Miele – 80cm Powerflex Induction cooktop
(Gas option available)



Rangehood

90cm concealed undermount rangehood. To be externally ducted.



Dishwasher

Miele - 60cm fully-integrated dishwasher



Sink and Tapware

Quadro Sink x 2



Envy Sink with Square Spout.



BATHROOM / ENSUITE

Floors

Stone: Champagne Grey Limestone, honed finish.
Nom 20mm thick selected stone tiles and waterproof membrane to wet areas.



Walls

Handmade-look tiles in white, mix of gloss and matte to create depth. Nom 75 x 300

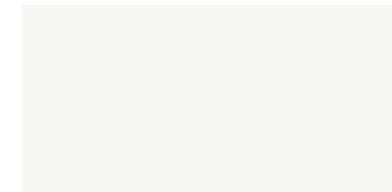


Feature wall paneling (selected ensuites first floor only) - "Huon Trail" Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith, or similar.



Ceilings

10mm MR plasterboard or 6mm Villaboard with all joints taped and set and paint finish. Colour to be Ceiling White.



Shower Screen

(Ensuites Only) White Carrara Marble, White Elba Marble, or similar



Tapware

Envy II range in 'Brushed Nickel'.



Benchtop

White Carrara Marble, White Elba Marble, or similar

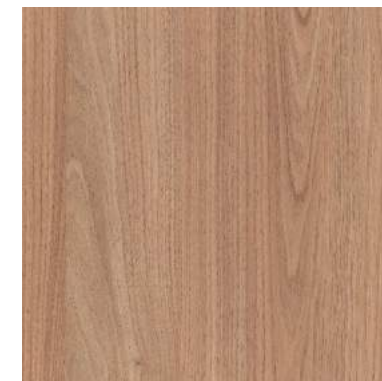


Joinery

Tasmanian Oak veneer,

Drawers to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet.

All Hinges are to be Blum Cliptop with Blumotion



White Carrara marble drawer fronts



Vanity Basin

Quasar 600 Wall Basin – from Paris



Slim Under Counter Basin – from Parisi



Sanitaryware

Linfa Wall Faced Suite – from Parisi



Bath

Elli Freestanding Bath – from Parisi



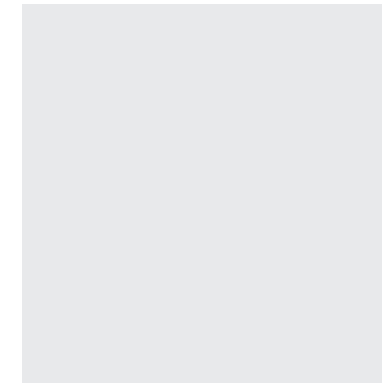
Services

Electric underfloor heating (to main ensuites only), heated towel rails to selected bathrooms.

BEDROOMS

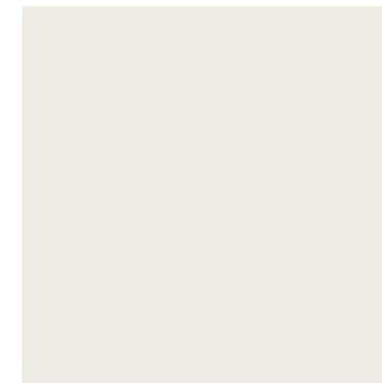
Ceiling

10mm plasterboard with all joints taped and set and paint finish, colour to be Ceiling White.



Skirting

Flush 100 x 12mm painted timber, colour to match walls.



Cornice

Shadowline

Floors

Cavalier Bremworth 100% wool carpet, Pebble "Routeburn", or similar



Joinery

Tasmanian Oak timber veneer or similar.

Drawers to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet.

All Hinges are to be Blum Cliptop with Blumotion



LAUNDRY

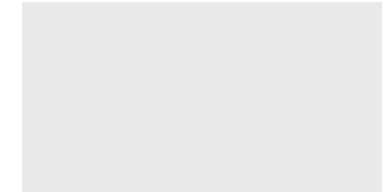
Floors

Stone: Champagne Grey Limestone, honed finish.
Nom 20mm thick selected stone tiles and waterproof membrane to wet areas. Provide Regupol acoustic system to first floor apartments to manufacturer's instructions.



Ceilings

10mm MR plasterboard or 6mm Villaboard with all joints taped and set and paint finish. Colour to be Ceiling White.



Benchtop

Caesarstone "Snow".



Laundry Sink

Quadro Large Single Bowl Sink.



Splashback

Handmade-look tiles in white, mix of gloss and matte to create depth. Nom 75 x 300

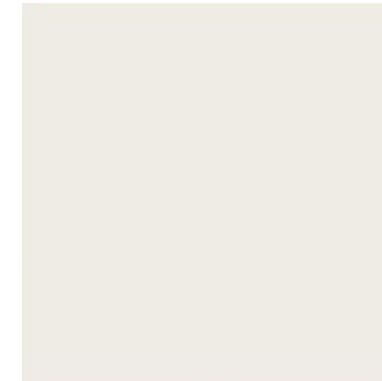


Joinery

Polyurethane, colour "Natural White"

Drawers to be Blum Tandem plus Blumotion with maximum drawer length and height within each cabinet.

All Hinges are to be Blum Cliptop with Blumotion



Washer

Miele – 7kg front load washer



Dryer

Miele – 7kg front load dryer



SERVICES / ELECTRICAL

Ceiling Fans

Ceiling fans to bedrooms and living areas - Big Ass Fans "Haiku" or similar. Colour to be black or white depending on ceiling material.



Switches etc

Clipsal Saturn Zen Series, or Hager Silhouette

Intercom

2way video intercom system to each apartment connected to entry area.

Climate Control

Zoned split system reverse cycle air conditioning system with package units to each apartment.
Condenser units to be located externally.

Lift

Easy Living Elevators Avanti 6 person X-10 lifts with side stacking doors, satin stainless steel lift walls and DS5 finishes, or similar

Lighting

LED downlights throughout. LED striplighting under joinery and over worksurfaces, pendants as described elsewhere

Hot Water

Central gas hot water system

Gas Outlets

Gas bayonet provided in living room, for optional gas cooktop and gas point for BBQ provided on terraces

APARTMENT TERRACES

Floors

Stone: Champagne Grey Limestone, honed finish.
Nom 20mm thick selected stone tiles and waterproof membrane to wet areas. Provide Regupol acoustic system to first floor apartments to manufacturer's instructions



Balustrades

Nom 200mm off-form concrete walls, or



Face brickwork – Krause Emperor in “Ghost”



Soffits - Ground

“Huon Trail” Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith or similar.



Off form concrete



Soffits – First Floor

Exposed painted rafters



12mm lining boards, paint finish. Colour to be Natural White.



LIFT LOBBIES

Walls

Cavity brickwork walls with feature bricks to external skin – Krause Emperor “Ghost”



Off-form concrete walls



Floors – lift lobbys, pathways etc

Stone: Champagne Grey Limestone, honed finish.
Nom 20mm thick selected stone tiles and waterproof membrane to wet areas. Provide Regupol acoustic system to first floor apartments to manufacturer’s instructions







Soffits – first floor

Off-form concrete



“Huon Trail” Tasmanian Oak 165 x 14.5 engineered flooring from Woodsmith or similar



Soffits – first floor	12mm lining boards, paint finish. Colour to be Natural White.	
Gates	Fabricated aluminium gates with nom. 75 x 6 angle frame and 75 x 6 vertical balusters at 100mm centres with 25um white anodised finish. Provide electronic strike and rebated mortice lock.	
Screens	Lower level courtyards to be screened with solid or perforated brickwork – Krause Emperor “Ghost”	
Stairs	Stone: Champagne Grey Limestone, honed finish. Nom 20mm thick selected stone tiles to treads and risers.	
	Lower landing and treads, to be brickwork - Krause Emperor “Ghost”	
Garage	All dividing walls to garages are to be solid. Garage doors to be provided to entry of basement, and to individual garage spaces. The doors will be ventilated as required.	

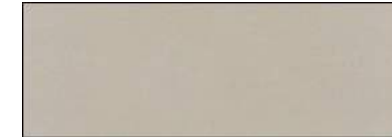
EXTERNAL FINISHES

External Walls

Cavity brickwork walls with facebrickwork to external skin(s) – Krause Emperor in “Ghost”.



Barestone cladding with copper battens to upper level.



Terrace balustrades & stairwell walls

Cavity brickwork walls with facebricks to external skin(s) – Krause Emperor in “Ghost”



Perforated brickwork – Krause Emperor in “Ghost”



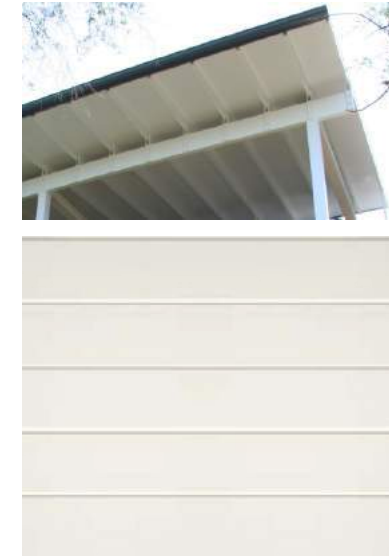
Window Shades

190 x 40mm vertical timber sunshades, painted white

Eaves

Exposed painted rafters

12mm lining boards, paint finish. Colour to be Natural White



Garden walls

100mm rock faced ashlar sandstone cladding to front garden wall



Timber Batten fencing



Driveway

Reinforced Concrete with exposed aggregate finish to new entry areas



Roof

Colorbond - Dune

