

Schedule of finishes

AT RITCHIE PROPERTY, WE PLACE A STRONG FOCUS ON DELIVERING QUALITY HOMES AT AN AFFORDABLE PRICE POINT. OUR DECADES OF EXPERIENCE ALLOW US TO IDENTIFY SUPERIOR FINISHES THAT NOT ONLY LOOK GREAT AND FUNCTION WELL, BUT OFFER VALUE FOR MONEY.

The following table outlines the finishes that have been carefully selected for the Affinity Place development.

EXTERNAL SPECIFICATIONS

FLOOR: Reinforced concrete group slab and structural concrete suspended slab, or as detailed on plan

INTERNAL WALLS: Stud walls lined with plasterboard, insulated to statutory requirements with paint finish

EXTERNAL WALLS: Mixture of rendered block work, lightweight cladding with timber structural frame, insulated to acoustic and energy rating requirements. Selected feature cladding all painted as appropriate with paint finish plasterboard lining or as detailed on plan

WALLS BETWEEN UNITS: Fire rated party wall and system to satisfy statutory requirements with paint finish plasterboard lining insulated to meet acoustic ratings

WALLS ON GROUND FLOOR: Rendered block work

WINDOWS: Powder-coated aluminium frames. Obscure glazing to WC, bathroom and ensuite. All to acoustic, fire and energy rating requirements

DOORS TO BALCONIES: Powder-coated aluminium frames and glazing to acoustic, fire and energy rating requirements

DOORS TO UNITS & STAIRS: Flush doors to meet fire rating requirements

FENCING: Maximum 2000mm high combination masonry and powder-coated screening or as per building plans

BALCONY: Concrete with tile finish

COMMON HALLWAY: Concrete with tile finish

ENTRANCE, PATH & CAR PARK: Exposed aggregate concrete

BALUSTRADES TO STAIRS AND UNITS: Powder-coated aluminium hand rail, bottom rail and baluster detail as per plan

AWNINGS & SCREENS: Powder-coated aluminium

CEILINGS: Plasterboard with plaster cornice or applied mop finish to concrete soffits. Drop ceilings to bathrooms and to cover suspended pipework as required. No drop ceilings to floor basement to cover pipe work or services. Ceilings to meet acoustic rating requirements

STAIRS: Concrete with tile finish

ROOF: Colorbond custom orb with quad gutter and PVC downpipes



INTERNAL SPECIFICATIONS

DOOR HARDWARE: Architectural lever range or similar with satin chrome finish

DOORS: Hollow core flush panel doors with semi-gloss enamel paint

ARCHITRAVES: Low sheen acrylic paint to match walls

SKIRTING: Splayed timber with low sheen acrylic paint to match walls

CEILINGS: Plasterboard with plaster cornice or applied mop finish to concrete soffits

WALLS: Selected paint finish to all walls

LIGHT FITTINGS: Selection low voltage down lights

FLOOR: Tile floor to developer's specifications or carpet to developer's specification

ELECTRICAL

GENERAL LIGHTING: Downlights throughout with pendant lights over island benchtop where applicable

CEILING FANS: Four-blade fan with variable speed to bedrooms

INTERCOM: Security intercom at pedestrian gate to access apartments

AIR-CONDITIONING: Split units with remote control in living/dining area and main bedroom

SMOKE AND HEAT DETECTORS: To BCA requirements

POWER OUTLETS: Double GPO outlets throughout and weatherproof power outlet on patio

ENTRY

FLOOR: Tile floor to developer's specification

DOOR HARDWARE: Double barrel lock with satin chrome finish door handle

DOOR: Flush door to meet with fire rating requirement with gloss enamel paint finish

KITCHEN

FLOOR: Tile floor to developer's specifications

WALLS: Selected paint finish to all walls

JOINERY: Selected stone benchtop and Polytec finish to vertical surfaces

SPLASHBACK: Tiled to match wall tiles

SINK: 1100mm stainless steel bowl, square line, single drainer sink or similar

RANGE HOOD: Recirculation stainless steel slide out or equivalent (not externally vented)

OVEN: Stainless steel 600mm European design or similar

COOK TOP: Stainless steel 600mm European design or similar

DISHWASHER: Stainless steel European design or similar

MAIN BATHROOM ENSUITE

FLOOR: Tile floor to developer's specification

WALLS: Floor to ceiling ceramic tiles

BASIN: White ceramic recessed basin

VANITY BENCHTOP: Stone benchtop as per developer's specification

VANITY CUPBOARD/DRAWERS: Polytec doors and drawers with metal handles as per developer's specification



TAP WARE: Quality chrome mixers throughout. Conserve adjustable AAA rated shower rose. Toilet and bathroom accessories to match

SHOWER SCREEN: Clear laminated shower screens in powder-coated aluminium frame

WC: Ceramic toilet suite with soft close lid

FIXTURES: Satin chrome toilet roll holder, soap dish, towel rail or similar

MIRROR: Mirror with polished chrome trim placed above basin

SECOND BATHROOM

FLOOR: Tile floor to developer's specification

WALLS: Floor to ceiling ceramic tiles

BASIN: White ceramic recessed basin

VANITY BENCHTOP: Stone benchtop as per developer's specification

VANITY CUPBOARD/DRAWERS: Stone benchtop as per developer's specification

BATH: Modena shower bath with Glimpse bath set with clear laminated shower screen in powder-coated aluminium frame

TAP WARE: Quality chrome mixers throughout. Conserve adjustable AAA rated shower rose. Toilet and bathroom accessories to match

WC: Ceramic toilet suite with soft close lid

FIXTURES: Satin chrome toilet roll holder, soap dish, towel rail or similar

MIRROR: Mirror with polished chrome trim placed above basin

LAUNDRY

SPLASHBACK: Tiled to developer's specification

LAUNDRY SINK: Stainless steel laundry tub with metal cabinet with chrome mixer

FLOOR: Tile floor to developer's specification

APPLIANCES: Clothes dryer in white

LIVING AND DINING AREA

DOORS: Powder-coated aluminium sliding door with insect screen

ARCHITRAVES: Splayed timber with low sheen acrylic paint to match walls

CEILINGS: Plasterboard with plaster cornice or applied mop finish to concrete soffits

WALLS: Selected paint finishes to all walls

FLOOR: Tile floor to developer's specification

BEDROOMS

DOORS: Hollow core flush panel doors with semi-gloss enamel

ARCHITRAVES: Low sheen acrylic paint to match walls

SKIRTING: Low sheen acrylic paint to match walls

CEILINGS: Painted finish to cornice or applied mop finish to concrete soffits

WALLS: Selected paint finish to all walls

FLOOR: Quality carpet on quality underlay

WINDOWS: Powder-coated aluminium windows

BUILT-IN ROBES: Sliding doors with melamine shelving and carpet base

GENERAL

POSTBOX: One keyed mail box per unit at entrance to complex

DUSTBINS: Covered communal dustbin area located near entrance to building

TV AERIAL: One aerial per unit with TV point in living room

COMMUNICATION: One telephone and data line in living area for each unit

WINDOW COVERINGS: Roller-blinds to all windows and sliding doors as per developer's specification

LINEN CUPBOARD: Melamine built in cupboard with four shelves

TILING/SKIRTING: Wall skirting tiles to all wet areas

FLOOR TILES: Himalaya Dark Grey Lapparto 600 x 600 REC

HOT WATER: Instantaneous hot water system

JOINERY: Kitchen cabinet work to include 2100mm high overhead cupboards

LIFT: 8 passenger lift servicing all floors

BBQ AREA: Designated communal BBQ area

LANDSCAPING: Landscaped throughout

SECURITY: Access control to parking and at pedestrian gate

STORAGE: One storage unit per apartment

LIGHT COLOUR SCHEME:

- Himalaya Lapparto Ivory Tiles
- Essastone Quartz Pure Cloud Gloss
- Redbook Challenger Colour 13 Dune Carpet
- Polytec Coastal Oak Woodmatt cabinetry

DARK COLOUR SCHEME:

- Himalaya Lapparto Dark Grey tiles
- Essastone Calcite Gloss
- Redbook Challenger Nine Dark Mood Carpet
- Polytec Riga Sage Finegrain cabinetry

INTERNAL FINISHES

KITCHEN

BENCHTOP: Essastone Dark/Light Scheme

CUPBOARDS AND DRAWERS: Polytec Dark/Light Scheme Polytec Polar White Sheen

ISLAND BENCH SIDES & FRONT: Polytec Dark/Light Scheme

SPLASHBACK: Superwhite Polished Tile to overhead cabinetry 600 x 600

BATHROOM & ENSUITE

BENCHTOP: Essastone Dark/Light Scheme

CUPBOARDS & DRAWERS: Polytec Dark/Light Scheme

SHOWER FLOOR: Himalaya Dark/Light Scheme Lapparto 600 x 600 REC

BATHROOM WALL TILES: Gloss white wall tile – floor to ceiling horlay stacked 300 x 600 PE

MAIN BATHROOM FEATURE WALL: Himalaya Dark/Light Scheme Lapparto 600 x 600 vanity wall

BEDROOM CARPET: Redbook Challenger Dark/Light Scheme

GENERAL COLOUR SCHEME

ROOF: Colorbond Surfemist

GUTTERS: Woodland Grey

DOWNPIPES: Same colour as exterior wall – no contrast

FASCIA: Dulux Vivid White / Woodland Grey

BALCONIES: Combination Glass with Bradnams Anodic Clear Matt Balustrades

CEILINGS: Dulux Vivid White

SKIRTING: Dulux Snowy Mountain Half

ARCHITRAVES: Dulux Vivid White

INTERNAL WALLS: Dulux Snowy Mountain Half

EXTERNAL WALLS: Taubmans Grey Cast and Taubmans Stone Drab

EXTERNAL WALKWAY TILES: Promenade Beige External 300 x 600 (non-slip)

INTERNAL WALKWAY TILES: Promenade Beige External 300 x 600 (non-slip)

BALCONY & ENTRY COURT TILES: Promenade Beige External 300 x 600 (non-slip)

ALUMINIUM DOORS & WINDOWS: Bradnams Anodic Clear Matt (code GYZZIA)

FEATURE WALL TILE IN LOBBY: Imagine Hexagon Sepia 240 x 490 PE

FLOOR TILES: Himalaya Dark Grey Lapparto 600 x 600 REC

NOTE

Should quantities not be available at required time, product of similar quality and colour will be selected by the developer