

Client's specification

11-13 West Street Apartment

Sanitary specs Rhys

Structural specification:

1. Builder to ensure that the works are in accordance with the requirements of Building Code of Australia & relevant Australian Standards & any Statutory Authorities having jurisdiction over the works.
2. Precast Concrete Structure of 4 storeys with appropriate footings including termite treatment to Australian Standards.
3. Ground floor foyer & storage area and car park. Concrete paved with storage rooms and elevator access, escape / access stair, boundary fire wall & access to northern adjacent property.
4. All glazing structure double glazed to meet sound rating requirements, flush line system to be installed. Doors are 2400mm high where possible.
5. Window & doors all double glazed and clear with black powdercoated aluminium frames, crim safe mesh to be powdercoated black with guarantee.
Crim safe for fire protection on nominated openings. Fly wire black as nominated.
6. Balcony tiling R10 slip rating (check certifier), tiles to be non porous, stain impervious.
7. All internal walls to meet fire ratings & acoustic ratings required by the BCA (check Vic Barone).



8. All structure to be lined with acoustic barrier and insulation to meet R-value-6 and double glazing to all windows.
R6 only roof, rest as per Lucid Nathers'.
9. Steel roof structure insulated to R-value-6 with metal roof sheets. Roof with max gauge sheeting to have box gutter sizing to safety factor of 1.5 x lysaght recommended rate with pole flashing to 2nd purlin & leaf guards. Including harness anchor points to Australia Standards. Provide access to roof.
Solar panels, hot water, a/c compressors on roof.
10. European laundries to be fitted to all units & kitchen to have drawers throughout all finished with 2 pack gloss paint to selected colour(s).
Cupboard doors only where washing machine & trough exposed in bathrooms
11. Mirror doors fitted to bedroom wardrobes doors, floor to ceiling.
12. Timber, veneered (oak) flooring throughout living spaces.
13. Bench tops, 20mm in kitchen area. Selected 'caesar stone' or equal as selected.
14. Standard 600mm cooktop, builder to allow optional upgrade to 900mm.
Use SMEG all appliances
15. Tiled splash backs in kitchen area.
16. Floor to ceiling tile in all bathroom area.
17. Porcelain/Ceramic floor tiles to bathroom areas, to be non porous, stain impervious.
Floor tile to be 600mm x 300mm cement look ceramic tile.
Marble look (test)!
18. Dark tinted (grey) glass balustrades to all balcony areas. Add privacy glass where required, dark grey with translucent inter layer in laminate.
Confirmed 'Grey'
Noted on elevations
19. Black aluminium slat panels with powdercoat finish & 5mm gap.
As per H1
20. Compressed cement sheet on fascia roofing detail and to façade where required.
21. Carpet/Timber Veneer (oak) floors to bedrooms. To match sample provided by

Client.

22. Sliding double doors to all unit balconies where possible.
23. Standard, white paint finish to all unit, ceilings and walls provide 2 options. Final tint selected by owner.
24. Black solid door to all front entry of units with hardwood edge stripes (all black).
25. One set of double showers to all units/alternatively bath where possible.
26. Double basins in all bathrooms for all units where possible.
27. Double shower to ensuite in penthouse apartments or bath.
28. Sanitary specifications to Agent's selection.
29. All surfaces to be painted, are to be primed undercoated & a minimum of 2 top coats, clear finish 3 coats sand before each applied coat.
30. Air conditioning & reverse cycle – split systems 1 each to living & master bedroom, 2nd bedroom at cost to purchaser.

LG Splits

31. Internal solid core doors hardwood edge strips & painted.
32. Personnel gates black powder coated aluminium slat as per 19, matching aluminium frame & same slat finish.
33. Bin store and storage room doors to be mechanically ventilated to external, slat doors, powdercoat black.
34. Drawers to all under bench space throughout. Kitchen cupboard – all to be drawers where possible. Corner cupboards where possible provide a door to make access possible. All to have pantries with pull out baskets.
35. Robes all to have a set of drawers and shelf.
36. Pepper racks on range hood.
37. Allow extra support for wall mounted TV each living & bedroom.
38. Standard ceiling fans to main bedroom, living area. Ceiling fans to all bedrooms & balconies.
39. All pipe work, downpipes to be boxed in compressed sheet flushed and painted.
40. Solar panels on the roof dedicated to the strata, extra revenue to be returned to

strata account.

Electrical layouts:

1. 2 TV outlets preferential location per apartment (extra bedroom at cost).
2. Intercom / FOB to main entry of each unit.
3. Total of 2 phone outlets, wifi / broadband per unit infrastructure for NBN.
Standard LG split system to master bedroom and living area, optional 2nd bedroom at
4. lamp fitted in bathrooms.
5. Fixed skylight to level 3 bathrooms.
6. fittings to comply with Australian standard
7. Full Smeg appliances in kitchen area
8. Automatic electronic gate system to carpark entry.
9. Carpark lighting to Australian Standards to carpark with 2 way switching stair to street entry & lift to street entry. Indicator illumination on switches.
10. Provide 'in cupboard' GPO for vacuums charging All apartments

Service Specifications:

1. Locate gas point away from ventilation & 900mm from balustrade
Water point, gas point and extra GPO to all balconies, water point to all fridge space
2. Group gas hot water system by Savant Power Networks or Origin.
3. Gas cook tops
4. 2 water meters managed by strata group. Each apartment individually metered gas & water in each apartment bathroom.
5. Intercom FOB system security system.
6. Secure stair well doors. Full system control from intercom into elevator allow 1 floor only access.
7. Hot water equipments on lowest point of the roof.
8. Lift by builder.