



## Executive Specifications

### ENTRY

<b>Entry Door</b>	Fire rated, solid core door painted in a designer colour
<b>Door Hardware</b>	Brushed aluminium leaver handle with deadlock (or similar)
<b>Flooring</b>	Natural timber veneer plank flooring
<b>Lighting</b>	Aluminium recessed down lights, including globes
<b>Wall finishes</b>	Quality paint in a designer colour

### LIVING AREA

<b>Flooring</b>	Natural timber veneer plank flooring
<b>Lighting</b>	Aluminium recessed down lights, including globes
<b>Ceilings</b>	Dropped ceiling (where applicable) with negative detail
<b>Wall finishes</b>	Quality paint in a designer colour
<b>TV (free to air)</b>	Point set above bench height for concealed wiring
<b>TV (Foxtel)</b>	Point set above bench height for concealed wiring
<b>Data Point</b>	Point installed in living area for high speed internet connection
<b>Telephone Point</b>	Point installed in living area

### KITCHEN

<b>Flooring</b>	Natural timber veneer plank flooring
<b>Cupboards</b>	Design to incorporate drawers, shelving, locations for microwave, dishwasher, fridge/ freezer, below bench oven and cooktop. Constructed of laminated materials (or similar) with all surfaces lined inside and out. Refer to Interior Decoration Options.
<b>Handles</b>	Rectangular detail (or similar)
<b>Bench tops</b>	Polished quartz engineered stone (or similar), with waterfall edge. Refer to Interior Decoration Options.
<b>Splashbacks</b>	Painted safety glass in designer colour (or similar)
<b>Sink</b>	2 x single bowls in stainless steel (or similar) with drain tray
<b>Sink Mixer</b>	Chrome mixer (or similar)
<b>Water Filter</b>	Under bench mounted filter system with chrome bench top lever (or similar)
<b>Oven</b>	Ariston 600mm electric oven (or similar)
<b>Cook top</b>	Ariston 600mm four burner electric cooktop (or similar)
<b>Rangehood</b>	Ariston 600mm ducted canopy hood (or similar)
<b>Microwave</b>	Ariston fully integrated microwave (or similar)
<b>Coffee Machine</b>	Ariston fully integrated automatic twin cup coffee machine (or similar)
<b>Dishwasher</b>	Ariston fully integrated 60cm dishwasher with stainless steel door (or similar)
<b>Lighting</b>	Aluminium recessed down lights, including globes

### BEDROOMS

<b>Flooring</b>	Quality carpets to meet BCA and FESA requirements
<b>Built-In-Robes</b>	Sliding doors (where applicable) with hanging rails and top shelf. Refer to drawings for location.
<b>Lighting</b>	Aluminium recessed down lights, including globes
<b>Ceilings</b>	Dropped ceiling with negative detail (where applicable)
<b>Wall finishes</b>	Quality paint in a designer colour
<b>TV (free to air)</b>	Point set at skirting height (main bedroom only)
<b>TV (foxtel)</b>	Point set at skirting height (main bedroom only)

## BATHROOM, ENSUITE AND POWDER ROOM

<b>Wall and Floor Tiles</b>	Imported vitrified tiles with ceramic facing. Full height tiling to walls, shower, splashbacks and skirting in appropriate areas. Refer to Interior Decoration Options.
<b>Vanity Bench-top</b>	Polished quartz engineered stone (or similar). Refer to Interior Design Options.
<b>Vanity Cupboards</b>	Constructed of laminated materials with all surfaces lined inside and out. Refer to Interior Decoration Options.
<b>Vanity Handles</b>	Chrome Knobs (or similar)
<b>Basins</b>	Basin above bench mounted
<b>Basin Mixer</b>	Chrome mixer (or similar)
<b>Toilet</b>	Wall mounted, concealed plumbing toilet suite (or similar)
<b>Bath</b>	Free-standing bath (where applicable)
<b>Bath Tap</b>	Chrome mixer (where applicable)
<b>Shower Screen</b>	Frameless toughened glass screen (or similar)
<b>Shower Head</b>	Wall mounted combination rain and rail shower (or similar)
<b>Shower Mixer</b>	Chrome lever action
<b>Towel Rail</b>	Chrome (or similar)
<b>Toilet Rail Holder</b>	Chrome bar (or similar)
<b>Toilet Brush</b>	Chrome wall mounted set (or similar)
<b>Robe Hook</b>	Chrome knob (or similar)
<b>Vanity Mirror</b>	Frameless mirror (or similar)
<b>Lighting</b>	Chrome and glass pendant, and aluminium recessed down lights (where applicable) including globes

## 'SMART' LAUNDRY

<b>Wall and Floor Tiles</b>	Imported vitrified tiles with ceramic facing. Full height tiling to showers, splashbacks and skirting in appropriate areas. Refer to Interior Decoration Options.
<b>Bench-top</b>	Polished quartz engineered stone (or similar). Refer to Interior Design Options.
<b>Cupboards</b>	Constructed of laminated materials with all surfaces lined inside and out. Refer to Interior Decoration Options.
<b>Handles</b>	Chrome knobs (or similar)
<b>Bench tops</b>	Polished quartz engineered stone (or similar)
<b>Splashbacks</b>	Tiled
<b>Sink</b>	Minimum 36L stainless steel basin
<b>Sink Mixer</b>	Chrome sink mixer (or similar)
<b>Washing Machine</b>	Ariston combination washer/ dryer, incorporated into cupboards
<b>Lighting</b>	Aluminium recessed down lights, including globes

## BALCONY

<b>Flooring</b>	Porcelain non-slip tiles
<b>Doors</b>	Aluminium frame sliding doors
<b>Lighting</b>	Wall mounted up/down lights (or similar) including globes

## GENERAL APARTMENT INTERIORS

<b>Acoustic Insulation</b>	To comply with all latest Building Codes of Australia
<b>Walls</b>	Clay brick cavity walls to external, brick internal dividing walls.
<b>Ceilings</b>	Plasterboard or hardwall set to comply with all Building Codes of Australia Acoustic Requirements (note: some areas such as Wet Areas may require dropped ceilings to provide appropriate services).
<b>Internal Room Doors</b>	Flush Panel
<b>Internal Door Hardware</b>	Contemporary brushed stainless steel finish (or similar) with cylinder and privacy latches (where applicable) to comply with Building Codes of Australia and Local Authority requirements.
<b>Floor</b>	Reinforced concrete to Structural Engineers design and specification
<b>Floor Coverings</b>	All carpets, timber and tiles to comply with Building Codes of Australia, Acoustic and Local Authority requirements. Refer to Interior Decoration Options.

<b>Window Treatments</b>	By Purchaser
<b>Painting</b>	Full paint specifications to all applicable surfaces to comply with Building Codes of Australia. Refer to Interior Decoration Options
<b>Air-conditioning</b>	Reverse cycle 'multi-head' split systems (or similar) servicing living/ dining areas and bedrooms.
<b>Skirtings</b>	Painted moulded timber at approx 180mm high
<b>Electrical</b>	All work to be carried out by Licensed Electricians to comply with Australian Standards, Synergy and in accordance with design by Electrical Engineer and Interior Design Consultant.
<b>Smoke Detectors</b>	Detectors and Fire Alarm System in accordance with Building Codes of Australia and FESA requirements.
<b>Hot Water System</b>	Electric hot water system located inside apartment
<b>Plumbing</b>	All work to be carried out by Licensed Plumbers to comply with Australian Standards, Water Corporation regulations and in accordance with design by Plumbing Consultant. All tapware and sanitaryware to comply with Building Codes of Australia and relevant Health Authority Requirements. Tapware and sanitaryware to be selected by Interior Design Consultant to complement design and function.
<b>Power outlets</b>	Slim line wall plates (or similar)

## EXTERIOR BUILDING FINISHES

<b>External Walls</b>	Alpolic and stone finishes to areas specified by the City of Perth and West Australian Planning Commission. Sharp sand render finish, painted in acrylic colours to comply with Perth City Council approvals.
<b>Door and Window Frames</b>	Aluminium semi-gloss finish in both residential and semi-commercial extruded sections, with fly screens, dependant on wind loading, Structural and Acoustic Engineers specifications. Colours selected by Interior Design and Colour Consultant and as specified to the City of Perth
<b>Balustrades</b>	Aluminum finishes with glass safety panels in accordance with Structural Engineers design and the Building Codes of Australia.
<b>Roof</b>	Reinforced concrete to Structural Engineers design.
<b>Lighting</b>	Security and convenience lighting.

## SECURITY

<b>Intercom</b>	Audio and one-way visual communication connected to ground floor lift lobby entrances and internal apartment point.
<b>Security Gates and Fencing</b>	Remote control operated (or similar) driveway gates in aluminium/ steel

## ENTRY LOBBY, LIFT LOBBIES AND CORRIDORS

<b>Lifts</b>	Twin lifts to service all tower apartment floors, including car park levels. Executive apartments, Penthouse floors and selected top floors to be serviced by a dedicated lift. Lift cars to incorporate mirrors and laminates with durable flooring. Finished in stainless steel (or similar).
<b>Lift Lobbies</b>	Combination of natural or composite stone, carpets, discrete lighting and selected furnishings

## COMMON AREAS

<b>Pool and Spa</b>	Outdoor heated automatic saltwater-chlorination system (or similar), with heat and air-jet pumps in spa
<b>Gymnasium</b>	Incorporating exercise equipment combining aerobic and non-aerobic exercise facilities
<b>Lighting</b>	Security and convenience lighting.
<b>Letter Boxes</b>	One per lot
<b>Stores</b>	One store per apartment, to appear on Strata Title. Refer to Strata Plan for approximate sizes and location
<b>Car Parking</b>	One car bay per apartment. Refer to strata plan for numbers and approximate location

### NOTE

1. Executive Interior Decoration Options: 'Poirve' and 'Mallow'
2. The Developer is unable to offer variations of any sort to the two Interior Decoration Choices available.

### DISCLAIMER

every reasonable effort has been made to ensure that there are reasonable grounds for each representation in this specification. However, purchasers should refer to and only rely on: the terms of the contract they will be required to sign to purchase a Lot in the Equus Development and their own enquiries and advice independent of Birchwood or the Selling Agent because Birchwood does not warrant the accuracy of any representation in this specification. This specification is subject to change without notice.