

Skyhome Specifications

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

LIVING AREA	
Flooring	Combination of quality carpets and natural timber veneer plank flooring
Lighting	Aluminium recessed down lights, including globes
Ceilings	Dropped ceiling (where applicable) with negative detail
Wall finishes	Quality washable low sheen paint in a designer colour
TV (free to air)	Point set above bench height for concealed wiring
TV (Foxtel)	Point set above bench height for concealed wiring
Data Point	Point installed in living area for high speed internet connection
Telephone Point	Point installed in living area

KITCHEN	
Flooring	Natural timber veneer plank flooring
Cupboards	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.
Handles	Rectangular detail (or similar)
Bench tops	Polished quartz engineered stone (or similar), with waterfall edge. Refer to Interior Decoration Options.
Splashbacks	Painted safety glass in designer colour (or similar)
Sink	1 ¼ bowl stainless steel basin (or similar)
Sink Mixer	Chrome mixer (or similar)
Oven	Ariston 600mm electric oven (or similar)
Cook top	Ariston 600mm, four burner electric cooktop (or similar)
Rangehood	Ariston 600mm ducted canopy hood (or similar)
Lighting	Aluminium recessed down lights, including globes

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

BATHROOM, ENSUITE AND POWDER ROOM

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

'SMART' LAUNDRY

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

BALCONY

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

GENERAL APARTMENT INTERIORS

Acoustic Insulation	To comply with all latest Building Codes of Australia (2007).
Walls	Clay brick cavity walls to external, brick internal dividing walls.
Ceilings	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).
Internal Room Doors	Flush Panel
Internal Door Hardware	Contemporary brushed stainless steel finish (or similar) with cylinder and privacy latches (where applicable) to comply with Building Codes of Australia (2007) and Local Authority requirements.
Floor	Reinforced concrete to Structural Engineers design and specification
Floor Coverings	All carpets, timber and tiles to comply with Building Codes of Australia (2007), Acoustic and Local Authority requirements. Refer to Interior Decoration Options.
Window Treatments	By Purchaser

Painting	Full paint specifications to all applicable surfaces to comply with Building Codes of Australia (2007). Refer to Interior Decoration Options
Air-conditioning	Reverse cycle 'multi-head' split systems (or similar) servicing living/ dining areas and bedrooms.
Skirtings	Painted moulded timber at approx 180mm high
Electrical	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.
Smoke Detectors	Detectors and Fire Alarm System in accordance with Building Codes of Australia (2007) and FESA requirements.
Hot Water System	Electric hot water system located inside apartment
Plumbing	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 (2007) and relevant Health Authority Requirements. Tapware and sanitaryware to be selected by Interior Design Consultant to complement design and function.
Power outlets	Slim line wall plates (or similar)

EXTERIOR BUILDING FINISHES

External Walls	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.
Door and Window Frames	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
Balustrades	Aluminum finishes with glass safety panels in accordance with Structural Engineers design and the Building Codes of Australia (2007).
Roof	Reinforced concrete to Structural Engineers design.
Lighting	Security and convenience lighting.

SECURITY

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

ENTRY LOBBY, LIFT LOBBIES AND CORRIDORS

Lifts	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).
Lift Lobbies	Combination of natural or composite stone, carpets, discrete lighting and selected furnishings

COMMON AREAS

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

NOTE

1. Skyhome Interior Decoration Options: 'Driftwood' and 'Wild Rice'
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.