

FINISHES SCHEDULE

NYNGAN SENIORS LIVING DEVELOPMENT – 101 COBAR STEET NYNGAN NSW



Description	Location	Specification	Finish	Colour
Boundary and Dividing Fencing	F1 (South and East side)	1500 high 50% visibility	Powdercoated	TBA
	F2 (North and West side)	1800 high (no lattice)	Colorbond	TBA
Timber Posts	Carport, porch, utility, alfresco	90 x 90 timber structural	TBA	TBA
Bricks (including sills)	External to building	Face brick	Face brick	TBA
Lintels	Above windows and doors	Steel lintels (shop primed)	Painted (over shop prime)	TBA
Eaves lining	Around building	6mm FC	Painted	TBA
Downpipes	Around building	90mm diameter. Material PVC vs Colorbond TBA	TBA	TBA
Windows	As marked on drawings	Aluminium framed to meet Basix requirements for units 1,2,3. Unit 4 performance glazing value of 5.4.	Powdercoated	TBA
Patio floor	Patio	Tile	TBA	TBA
Door thresholds	As marked on drawings	Tile	TBA	TBA
Driveways	North and West boundaries (3)	As marked on drawings	Concrete in-situ broom finish	TBA
Roof	Roof	Colorbond Custom Orb 0.42BMT. Foil insulation.	Colorbond	TBA
Fascia	Perimeter	Metal fascia	Powdercoated	TBA
Gutter	Roof	Quad or similar	Powdercoated	TBA
Letterbox and Signage	101 Cobar street frontage for unit 1 and Danaloo Street for units 2, 3 and 4	Individual brickwork colums with unit numbers. Featured on base slab or fence line footings. Aluminium mail letterbox installed.	Face Brick	TBA
Mechanical	Internal	Wall hung split system to each bedroom and the living area to suit Basix requirements	TBA	TBA

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Clotheslines	Rear of each unit and unit 1 utility location	6 strand fold down unit	Powdercoated	TBA
Landscaping	Lot boundaries on Cobar and Dandaloo street	TBA by BSC Parkes and Gardens. 44 plants and 11 medium pot size trees. Allow supply and install of low maintenance turf on all landscaped area and watering for two weeks.	Natural	TBA
Irrigation	All landscaped areas	Automatic system to all landscaped areas with control box adjacent to switchboard.	TBA	TBA
Doors & door hardware	Doors general	40mm solid core	Painted	TBA
	Door hardware	General: Passage Set Front & Rear additional deadbolt. Bathroom: Privacy Set	Brushed Nickel	Silver
	Laundry, Linen & Wardrobes	35mm Cavity sliding door	Painted	TBA
JOINERY, FIXTURES AND FITTINGS				
Joinery –	Kitchen, Laundry & Vanity	Benchtops to be laminated with rolled edge facing meals and Kitchen. Carcass to be 18mm vinyl wrapped MDF Doors & drawers to be soft close. Handles to be 96mm zinc alloy bow	Vinyl Wrapped, Zinc Alloy and Laminate	TBA
	Linen	5 x shelves. Melamine coated particleboard shelving with 1mm PVC edging	Melamine	TBA
	Wardrobes	Proprietary shelving system with minimum 3 x drawers, 900mm full hanging space and 5 x 450w adjustable shelves.	Melamine	TBA
Skylight	Bathrooms and living	Suitable skylight to all natural light into bathrooms.	Diffuser	TBA

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Description	Location	Specification	Finish	Colour
Thresholds/joins between surfaces	Bed to living, living to wet areas	Cover strip with <2mm difference between surface levels	Chrome	Silver
Ceilings	Inside units	10mm plasterboard	Painted	TBA
Manhole	Above laundry sliding door	450 x 450 with architrave surround to match doors, windows and skirting	Painted	TBA
Hot Water	Rear of units	Gas instantaneous 5 star	Powdercoated	TBA
Flooring & Walls	Living	Vinyl	Timber Vinyl with Embossed Surface	TBA
	Laundry, Bathroom & Kitchen	Ceramic tiles including skirting, splashbacks, floors, features and walls Kitchen (2600 + 2410) x 600 splashback Laundry 2410 x 600 splashback	Tilepower	TBA
	Bedrooms	Carpet	100% Solution dyed Nylon Extra Heavy Duty 2 Residential (6*)	TBA
	Walls	Plasterboard	Painted	TBA
	Skirting & architraves	67mm bullnose pine architraves 90mm bullnose pine skirting	Painted	TBA
PRIME COST ITEMS				
Shower screens	Bathroom	Framed	Powdercoated	Silver
Mirrors	Bathroom	900 x 600 framed	Powdercoated	Silver
Toilet roll holder	Bathroom	Single toilet roll holder	Chrome	Silver
Soap holder	Bathroom	Two x single soap holder with drains	Chrome	Silver
Floor waste	Bathroom	Tile infill square floor waste	Stainless Steel	Silver
Taps	Laundry tub	Mixer tap	Brass	Silver
	Washing machine	Hot and Cold taps	Brass	Silver
	Kitchen	Mixer tap and spout	Brass	Silver
	Vanity	Lever taps	Brass	Silver
	Shower & rose	Lever taps with fixed shower rose	Brass	Silver

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Description	Location	Specification	Finish	Colour
	External tap	Two to each unit (front and rear)	Brass	Silver
APPLIANCES				
Kitchen Appliances	Electric Oven	PC \$1,000	TBA	TBA
	Electric cooktop	PC \$750	TBA	TBA
	Dishwasher	PC \$750	TBA	TBA
ELECTRICAL				
Lighting	Under porch, carport, alfresco and unit 1 utility	Porch to be 2 x sealed LED downlights Spotlight to front and rear of each unit and carport overlooking courtyard space	TBA	TBA
Power points	Front and rear of unit	Provide weatherproof GPO to front and rear of each unit	Plastic	TBA
Electrical	TBA	Individual meters	Zincalume	Silver
Power/Data internal	Each room	2 x Double GPO to each room Single gang light switches TBA 1 x Data point in each bedroom and Kitchen connected to 4 port data plate in Linen. DGPO next to data plate in Linen	Plastic	TBA