

Annexure C

SILVER OAKS

BRACKENFELL
SCHEDULE OF FINISHES FOR
PROPOSED PLOT & PLAN DEVELOPMENT.

NOTE: THIS SCHEDULE OF FINISHES OVERRIDES ANY OTHER FINISHES MENTIONED IN THE DEED OF SALE OR SHOWN ON THE MARKETING DRAWINGS AND OR MUNICIPAL APPROVED WORKING DRAWINGS.

Walls.

Clay brick and block construction - External Cavity walls to house only.
External walls to be stipple plaster finish with smooth plaster bands around openings.
Exterior quality Acrylic PVA paint, colour to Designer's specification.
Internal walls to be smooth plaster finish, Acrylic PVA paint colour to Designer's specification.
Walls in Bathrooms tiled to Ceiling.
Walls to kitchen tiled to 1500mm high.
Garage Walls to be bagged block or brick walls.

Roof Covering.

Sheeted Roof to Designer's specification

Doors and Windows.

Window frames to be awning type - Natural Anodised Aluminium.
External doors and frames to be solid Meranti varnished or painted to Designer's specification.
Internal doors to be hollow core doors, varnished or painted to Designer's specification, and with pressed steel doorframes.
Garage doors to be timber glass fibre panel door, varnished or painted to Designer's specification.

Ironmongery.

External doors to have 3-lever lock sets.

Internal doors to have 2-lever lock sets.

Door furniture to Designer's specification.

Double curtain tracks to bedrooms and living room area, single track to other rooms

Joinery.

Bedroom cupboards to be constructed of white or cream melamine board with oak edging or pvc edge and handles.

Kitchen cupboards to be constructed in melamine wood. Colours can be chosen from selected range.

Bedroom cupboards to be 1,9m wide, floor to ceiling in main bedroom only.

Bedroom 2 & 3 to have 1.5m wide, floor to ceiling cupboards.

Kitchen cupboards to have Granite worktops where applicable.

One set of drawers, remainder to be shelves with doors and space for dishwasher machine below counter.

Sanitary ware.

Kitchen: 1200mm double bowl sink with swan neck sink mixer.
Space and connection point for washing machine or dishwasher.

Main bathroom: 1700mm Acrylic bath with cp bath mixer and hand shower.
Ceramic wash hand basin with ceramic pedestal, c.p.
Pillar taps.
Ceramic water closet with ceramic cistern.
Hot water cylinder: - 100kPa push through type, 150l capacity.

Floor Finishes.

Bedrooms: Wall to wall carpet, choice of colour from available range.

Living Area: Ceramic tiles, choice of colour from available range.

Kitchen: Ceramic tiles, choice of colour from available range.

Bathroom: Ceramic tiles, choice of colour from available range.

Garages: Wood float concrete slab.

Ceilings.

General Areas	Skimmed Rhino board painted to Architect/Designer's specification.
Garages:	No ceilings and no paint to walls.

Electrical.

Kitchen:	1 Stove Isolator 2 Double plugs above worktop 2 Single plugs (Fridge & Dish Washer) Distribution Board if applicable
Living Area:	1 Double plugs T.V. Connection point. Conduit and draw wire to roof space Tel Connection point. Conduit and draw wire only
Bedrooms:	1 Single plug per room.
Garage:	Distribution Board. Pre Paid meter 1 off single plug

Light fittings.

- 1 Light fitting per room.
- 2 Bulkheads light fittings externally.
- Bowl type incandescent fitting in bathroom.
- 1 Twin spotlight in each other room.
- 1 off 1200mm single fluorescent in garage

Externally.

- Gutters to be extruded aluminium.
- Driveways and parking areas to be Asphalt.
- Roll on lawn provided to selected areas as shown on plan .
- Where applicable, Concrete Apron around house.
- Two external 15mm brass taps.