

# SPECIFICATIONS

affinity  
AT THE SPRINGS

## EXTERIOR

**Walls** Painted and rendered concrete or masonry walls. Feature wall cladding as indicated on the drawings.

**Roofing** Colorbond Metal Sheeting.

**External Balustrade** Aluminium glazed balustrade and/or solid parapet as indicated on the drawings.

**Floors/Concrete Slabs** To engineering and acoustic specification.

**External Windows** Powder coated aluminium frame; acoustic glazing to BCA requirement.

**External Sliding Doors** Powder coated aluminium frame.

**Privacy screens** Powder coated aluminium perforated screens or equivalent (where applicable).

**Driveway** Concrete.

**Car Park** Concrete.

**Stairs & Landing** Concrete.

**Letterboxes** Powder coated or similar lock-up letterboxes.

**Landscaping** Landscaped areas with a variety of soft and hard finishes.

## SECURITY

**Intercom** Audio intercom system included.

**Car Park Gate** Automatic gate to private car park area. One remote control per car bay included.

**Access** Proximity readers for access to secure car park and lobby. Two readers per apartment.

**Security Lighting** Included.

## COMMON AREAS

**Ground Lobby** Entrance lobby with quality floor tiles and carpet and feature accent walls.

**Lift** Stainless steel lift door. Tiled floor. Stainless steel fixtures.

**Lift Lobby/Common Corridors** Quality carpet.

**Lounge** Quality tiles and seating area included.

**Gymnasium** Carpet to floor. Low impact equipment included.

**Cabana** Seating and barbeque included.

**Swimming pool** Included.

**Yoga platform** Compact floor surface.

**Bike parking** Included.

**Sauna** Included.

**Spa** Included.

## APARTMENT INTERIORS

**Party Walls** Painted concrete walls. Acoustic insulation rating as per BCA requirements.

**Internal Walls** Painted.

**Balconies** Quality slip resistant tiles.

**Ceilings** Combination of painted plasterboard ceilings and skim coat finish.

**Entry Doors** Painted solid core door.

**Internal Doors** Painted hollow core door.

**Internal Door Hardware** Designer range handles.

**Robes** Shelf and hanging rail to robes.

**Skirtings** Painted MDF.

**Hot Water System** Central hot water system.

**Air Conditioning** Air conditioning to living area and all bedrooms.

## ELECTRICAL & COMMUNICATIONS

**Fire Alarm** Fire alarm system provided to meet authority requirements.

**Smoke Detectors** Included.

**Light fittings** Quality light fittings provided.

**Exhaust Fans** Provided to en-suites, bathrooms, laundries and kitchens.

**TV Point** Provided to living, bedroom 1 (where applicable).

**Pay TV Point** One Pay TV Point to living. Foxtel backbone wiring throughout building (Subscription by residents).

**Internet Points** One Data Point to living or study.

**GPO/Switch Plates** Generous provision throughout.

**Telephone Points** One Telephone point to living or study.

## STANDARD KITCHEN, LIVING, BEDROOM, BATHROOM & LAUNDRY

**Kitchen Floor** High quality tiles as selected.

**Kitchen Cupboards** White gloss finish to selected cabinetry.

**Kitchen Benchtop** Selected reconstituted stone.

**Kitchen feature box** High gloss finish.

**Kitchen Splashback** Large format kitchen splashback tile.

**Microwave** Recess provided with power point.

**Cupboard Door Furniture** Selected designer range handles from developers specification.

**Living/Dining Area Floor** Quality carpet.

**Bedroom Floor** Quality carpet.

**Bathroom/Ensuite Floor** Stone look tiles.

**Vanity Wall** Stone look tiles to wall. Reconstituted stone feature box.

**Bathroom/Ensuite Walls** White ceramic tiles.

**Bathroom/Ensuite Shower** Semi-frameless clear glazed shower screen.

**Mirror Cupboard** Included.

**Laundry Benchtop** Laminate or equivalent in selected colour.

**Washing Machine Recess** Provided with power point. Concealed washing machine taps provided.

## STANDARD APPLIANCES

**Cooktop** Built-in stainless steel electric cook top.

**Oven** Built-in stainless steel electric oven.

**Range Hood** Built-in stainless steel range hood.

**Dishwasher** Stainless steel dishwasher supplied and installed.

**Clothes Dryer** Electric dryer supplied and installed.

## UPGRADE KITCHEN, LIVING, BEDROOM, BATHROOM & LAUNDRY

**Kitchen Floor** Timber flooring.

**Kitchen Cupboards** White gloss finish to selected cabinetry.

**Kitchen Benchtop** Selected reconstituted stone.

**Kitchen feature box** Selected reconstituted stone.

**Kitchen Splashback** Selected glass splashback.

**Microwave** Recess provided with power point.

**Cupboard Door Furniture** Selected designer range handles from developers specification.

**Living/Dining Area Floor** Timber flooring.

**Bedroom Floor** 100% wool quality carpet.

**Bathroom/Ensuite Floor** Stone look tiles.

**Vanity Wall** Stone look tiles to wall. Reconstituted stone feature box. with mosaic insert.

**Bathroom/Ensuite walls** Stone look tiles.

**Bathroom/Ensuite Shower** Semi-frameless clear glazed shower screen.

**Mirror Cupboard** Included.

**Laundry Benchtop** Laminate or equivalent in selected colour.

**Washing Machine Recess** Provided with power point. Concealed washing machine taps provided.

## UPGRADE APPLIANCES

**Cooktop** Built-in stainless steel electric cook top.

**Oven** Built-in stainless steel electric oven with digital clock.

**Range Hood** Built-in stainless steel range hood.

**Dishwasher** Semi-integrated Stainless steel dishwasher supplied and installed.

**Clothes Dryer** Electric dryer supplied and installed.

## SANITARY FIXTURES & TAPWARE

**Kitchen Tap** Designer chrome mixer.

**Kitchen Sink** Stainless steel sink.

**Basin Mixer** Designer chrome range.

**Basins** Wall hung white ceramic basins to ensuite and bathroom.

**W/C** Designer toilet suite.

**Shower Head and Rail** Selected designer chrome range.

**Shower Mixer** Selected designer chrome range.

**Washing Machine Taps** Included.

**Laundry Trough** Stainless steel laundry trough with chrome mixer.

**Bathroom Accessories** Selected designer chrome range.

**Bathroom Towel Holder** Selected designer chrome range.

**Bathroom Toilet Paper Holder** Selected designer chrome range.

*Note: The indicative schedule of finishes may vary.*

specifications