

1. COMMON PROPERTY AMENITIES - FINISHES AND SPECIFICATIONS

PWD Bathrooms with Shower X 2	Walls	Tiles to 2.4 metres high on all walls. Walls above tiles to ceiling height	To Developer's specification. Paint & tile finish
	Floor	Ceramic tiles	To Developer's specification
	Ceilings	Concrete	Paint finish
	Lighting	LED lighting	To Developer's specification
	Door jambs	Metal frames	Paint finish
	Doors	Flush mounted door	Paint finish
	Sanitary Fittings	Commercial grade sanitary fittings. Wall mounted basin with mirror over.	To Developers' specification
Fire Services		Fire hydrants and fire hose reels	
Refuse Bins		2 x refuse bins storage areas	
Driveway / crossover		Reinforced concrete driveway	Steel trowel with light broom
Car parks		Reinforced concrete carparks including 1 x PWD carpark	100mm line marks and wheel stopped where required
Landscaping		Landscape architecturally designed	

2. WORKSTORES ONLY

Applies to Workstore Units with Mezzanine: 1, 3, 4, 9, 18, 19, 20, 22, 24, 27, 29, 31, 34, 36 and Workstore Units with Offices: 2, 5, 6, 7, 8, 10, 11, 17, 21, 23, 25, 26, 28, 30, 32, 33, 35, & 37 as noted.

2.1 EXTERNAL FINISHES AND SPECIFICATIONS

BUILDING ELEMENT	DESCRIPTION	FINISH
External wall and cladding	Precast reinforced concrete structural walls	Paint and natural concrete finish
Structural steel	To Engineer's specification	
Roof sheeting	Profiled steel roof sheet, painted metal capping with eaves gutter	Zincalume finish
Flashing & barges	Pressed metal	Colour to Developer's specification
Gutters & downpipes	PVC painted	Colour to Developer's specification

Roller door	5 metre high automated roller doors	Colour to Developer's specification
Entry Door	Metal framed glazed entry door	Colour to Developer's specification
Windows	Metal framed windows with tinted glazing - pre-finished powder coat	Colour to Developer's specification
Screens	Metal battens - pre-finished powder coat	Colour to Developer's specification
Electrical and communications	3-phase electrical supply. Double GPO, data points & NBN.	
Mechanical	Mechanical ventilation system to toilet	To Engineer's specification

2.2 INTERNAL FINISHES AND SPECIFICATIONS

LOCATION	BUILDING ELEMENT	DESCRIPTION	FINISH
Warehouse	Building height	6.6 metres minimum clearance to roof sheeting, 3.3 metres minimum clearance to mezzanine floor	
	Walls	Units 1, 3, 4, 9, 18, 19, 20, 22, 24, 27, 29, 31, 34, 36 - Tilt panel walls <u>unpainted</u>	Natural concrete finish
		Units 2, 5, 6, 7, 8, 10, 11, 17, 21, 23, 25, 26, 28, 30, 32, 33, 35, & 37 with <u>office fitout</u> - Tilt panel walls <u>painted</u>	Paint finish
	Floor	Slab on ground to Engineer's specification	Paint finish
	Lighting	LED lighting	
	Roof insulation	Energy efficient building blanket sisalation	Silver
Bathroom with Shower	Walls	Combination of water resistant plasterboard fixed to steel stud wall frame & concrete walls.	Paint finish
	Floor	Ceramic tiles	To Developer's specification
	Ceilings	Minimum ceiling height 2.4m. Water resistant plasterboard	Paint finish
	Lighting	LED lighting	
	Door jamb	Metal frame	Anodised finish
	Door	Flush mounted door	Paint finish
	Skirting	Single row of ceramic tiles	To Developer's specification
	Shower walls	Ceramic tiles to 1.8 metres	To Developer's specification
Sanitary Fittings	Commercial grade sanitary fittings. Wall mounted vanity basin with tiled splashback and mirror	To Developer's specification	
Kitchenette	Cabinetry	Melamine base cabinet with doors/drawers. Laminate bench top with single bowl stainless steel sink. Tile splashback.	To Developer's specification
Mezzanine (no office)	Applies to Workstore Units 1, 3, 4, 9, 18, 19, 20, 22, 24, 27, 29, 31, 34, 36		
	Roof Height	3 metres minimum clearance to roof sheeting	
	Structure	Structural steel floor to Engineer's specification	
	Floor	Plywood	

	Floor finish	Vinyl timber look planking	To Developer's specification
	Stairs & Handrails	Metal stair and handrails to Engineer's specification	Paint finish
	Lighting	LED lighting	To Developer's specification
	Roof insulation	Energy efficient building blanket sisalation	Silver
Office	<i>Applies to Workstore Units 2, 5, 6, 7, 8, 10, 11, 17, 21, 23, 25, 26, 28, 30, 32, 33, 35, & 37</i>		
	Airconditioning	<u>Split system in fitted out offices only.</u>	Plant on roof
	Structure	Structural steel floor to Engineer's specification	
	Walls	10mm plasterboard fixed to steel stud wall frame	Paint finish
	Floor	Plywood	
	Floor finish	Commercial grade carpet tiles	To Developer's specification
	Windows	Aluminium framed glazed windows x 2 overlooking internal warehouse. #37 has 3 internal windows.	To Developer's specification
	Stairs & Handrails	Metal stair and handrails to Engineer's specification - paint	To Developer's specification
	Ceilings	Suspended ceiling grid system height 2.7m	White
	Lighting	LED lighting	To Developer's specification
	Door jambs	Metal frame	Anodised finish
	Doors	Flush mounted door	Paint finish
	Skirting	Aluminium skirting	Anodised finish
	Roof insulation	Energy efficient building blanket sisalation	Silver

3. STORAGE UNITS ONLY -

Applies to Storage Units 12, 13, 14, 15, 16, 38, 39, 40, 41, 42, 43, 44, 45 & 46.

3.1 EXTERNAL FINISHES AND SPECIFICATIONS

BUILDING ELEMENT	DESCRIPTION	FINISH
External wall and cladding	Precast reinforced concrete structural walls	Paint finish externally
Structural steel	To Engineer's specifications	
Roof sheeting	Profiled steel roof sheet, painted metal capping with eaves gutter.	Zincalume finish
Flashing & barges	Pressed metal	Colour to Developer's specification
Gutters & downpipes	PVC painted	Colour to Developer's specification
Roller door	3.3 metre high automated roller door	Colour to Developer's specification
Entry Door	Metal framed glazed entry door	Colour to Developer's specification

Windows	Metal framed windows with tinted glazing. Pre-finished powder coat	Colour to Developer's specification
Screens	Metal battens. Pre-finished powder coat	Colour to Developer's specification
Electrical & communications	Single phase electrical supply. Double GPO, data points & NBN.	
Mechanical	Mechanical ventilation system to toilet	To Developer's specification

3.2 INTERNAL FINISHES AND SPECIFICATIONS

LOCATION	BUILDING ELEMENT	DESCRIPTION	FINISH
Ground Floor	Building height	3.3 metres minimum clearance to mezzanine floor	
	Walls	Tilt panel walls	Natural concrete finish
	Floor	Slab on ground to Engineer's specification	Natural concrete finish
	Lighting	LED lighting	To Developer's specification
	Roof insulation	Energy efficient building blanket sisalation	Silver
Toilet	Walls	Combination water resistant plasterboard fixed to steel stud wall frame and concrete walls	Paint finish
	Floor	Ceramic tiles	To Developer's specification
	Ceilings	Min. ceiling height 2.1m. Water resistant plasterboard	Paint finish
	Lighting	LED lighting	To Developer's specification
	Door jambs	Metal frame	Anodised finish
	Door	Flush mounted door	Paint finish
	Skirting	Single row of ceramic tiles	To Developer's specification
	Sanitary Fittings	Commercial grade sanitary fittings. Wall mounted vanity basin with tiled splashback & mirror.	To Developer's specification
Kitchenette	Cabinetry	Melamine base cabinet with doors. Laminate bench top with single bowl stainless steel sink & tile splashback	To Developer's specification
Mezzanine	Roof Height	3 metres minimum clearance to roof sheeting	
	Structure	Structural steel floor to Engineer's specification	
	Walls	Concrete	Natural concrete finish
	Floor	Plywood. Note <i>Units 16 and 46 have suspended concrete floors.</i>	
	Floor finish	Vinyl timber plank	To Developer's specification
	Stairs & Handrails	Metal stair and handrails to Engineer's specification - paint	To Developer's specification
	Lighting	LED lighting	To Developer's specification
	Roof insulation	Energy efficient building blanket sisalation	Silver

Note - All fixtures, fittings and fitout are subject to change due to construction constraints or supply issues.