

The Quay Apartments

Tower 2 - Construction Brief





The Quay Apartments Schedule of Finishes

Main Structure	Reinforced concrete frame with precast concrete walls and floors
Main Roof	Waterproof membrane on plywood
Exterior Walls	Precast concrete walls with proprietary textured paint finish
Stud Height	2.7 metres (9 ft) approx
Plumbing & Drainage	Copper down pipes where visual, PVC internal. Plumbing between apartments sealed and lagged for sound proofing. Shower drains lagged with soundproof wrap and boxed with two (2) layers of 13mm gib board
Windows	Silver anodised – Architectural Series
Glazing	Double glazed with Hushglass (or similar), light green tint, noise proofing approved by Acoustic Engineer
Balustrades	Front – frameless toughened glass 1200mm high Rear – powder coated aluminium with handrail
Shutters	Dark stain Cedar
Services to Balconies	Front – water, lighting, gas and electrical outlet Rear – water and lighting
Lift	Electric, 10 person, stainless steel with carpet floor
Interior Walls	Gib board painted throughout Walls between apartments precast concrete lined with 50mm noise control blanket and gib board Skirtings – 85mm x 18mm bevelled timber painted Architraves – 60mm x 12mm bevelled timber painted Cornice – square stopped painted Bathrooms tiled to Dado height – PC Sum \$100 psqm supply only
Interior Doors	Timber veneer solid core in paint quality frames Door hardware – lever chrome finish Height 2.4m with chrome hinges

Floors	Acoustic sound proofing membrane under tiled areas to prevent inter-apartment noise Tiles or timber flooring to kitchens, ensuites, bathrooms, WCs and laundries – PC sum applies \$100/m ² Carpet to living / dining, bedroom areas, dressing rooms, offices and home theatres – PC sum applies \$70/m ² Under floor heating to ensuites, bathrooms and rear bedrooms Lift Lobbies carpet with tiled edging Tiled external stairs from street to Level 1 entrance Tiles to front and rear balconies
Ceilings	Gib board painted throughout Concrete slab between floors lined with 75mm noise control blanket
Bathroom Fittings	Showers – frameless glass easy tile with door and chrome plated waste Bath – PC sum applies \$2000 each Wall mounted toilets – PC sum applies \$1000 each Chrome heated towel rails Chrome wall fan heaters Mirror with demister over each vanity Taps, faucet & slide shower rose Methven Minimalist range or similar
Bathroom Joinery	Ensuite Vanity with basin – PC sum applies \$2000 Bathroom Vanity with basin – PC sum applies \$1500
Bathroom Accessories	Per bathroom / ensuite – chrome toilet roll holders, hand towel holders and robe hooks
Laundry	Manufactured laminated bench top with stainless steel laundry sink and storage cupboards
Wardrobes	Fitted by sub-contractor to owners layout including full length mirror in dressing room – PC sum applies
Central Vacuum System	Sufficient ports to service the apartment

General features include:	
Kitchen Joinery	Carcase white melteca inside cupboards Benchtops – Caesarstone, quartz surfaces Splashback – graphic glass Drawer fronts and cupboards – selected timber veneer or lacquered finish In sink waste disposal unit Double stainless steel sinks Robinhood (or similar) ironing board system Graphic glass / timber veneer / lacquered finish to servery front Stainless steel drawer and cupboard handles PC Sum applies
Kitchen & Laundry	Stainless Steel kitchen range: Cooktop hob, gas Wall oven (one & half electric) Dishdrawer Fridge / Freezer Canopy Rangehood Stainless Steel Electronic Microwave Laundry: Front Loader Washer & Clothes Dryer PC Sums apply Levels 3, 4 & 5 Levels 1 & 2
Appliances	
Hot Water Supply	Electric 300 litre + 250 litre for PH, SPH & SSPH 300 litre for other apartments Isolating valve for unit plumbing in laundry
Heating	A Heat pump – sufficient for the space
Fire Protection	Fully automatic fire alarm system with sprinklers, smoke detectors and manual call points throughout
Lighting	High quality throughout
Electrical	PDL 600 series switches Isolation panel for appliances in pantry
Main Door Access and Lift Access	All apartments issued with programmed proximity cards / tags for access through doors and lift service

Guest Entry	Intercom phone with caller button and speaker at the main entry door and video screen in each apartment, owner controls door entry and lift from intercom
Security	Keypad system in each apartment and individually monitored. Monitoring costs by owner (optional)
Basement Access	By proximity card / tag through pedestrian door or remote for vehicle roller door
Sky TV	Satellite dish on roof and wiring to each apartment, connection and account with Sky TV by owner
Mechanical Ventilation	Natural ventilation system providing fresh air to all habitable rooms plus extraction to kitchen, WC, ensuite and bathroom
Telephone, Data & TV	Adequate outlets per apartment
Basement Carparking	One (1) carpark for Level 1 apartments Two (2) carparks for all other apartments
Bicycle Racks	Provided
Basement Storage	One (1) per apartment provided in the basement
Mail Box	Cast aluminium mail box to take A4 envelope fixed in front wall adjacent to the footpath and front entrance
Window Dressings	By owner
Note 1:	PC Sums exclude GST
Note 2:	If a nominated product is not available at the time of construction a comparable product will be substituted