

35 FIVE ISLANDS ROAD PORT KEMBLA

SCHEDULE OF FINISHES

	Item	Material	Finish
1	EXTERIOR FINISHES		
1.1	Roof - Warehouse	Metal with sarking. Sarking to have flammability index of 5 or less. Translucent roof sheeting to 5% warehouse	Zincalume
	Roof - Mezzanine	Metal with insulation and sarking. Sarking to have flammability index of 5 or less	Zincalume
1.2	Walls – Upper walls - Lower walls - Grooved feature walls	Concrete Concrete Concrete	Painted Painted Painted
1.3	Concrete pavement	Concrete	Concrete Broom finish
1.4	Roller Shutter motorized	Metal	Colourbond
1.5	Pedestrian Door and Frame Fit weather strip or draft excluders to doors	Solid core door and Steel frame	Painted Gloss
1.6	Mezzanine Office		
1.6.1	Mezzanine Front Wall	Concrete tilt up panels with aluminium window system	Glazing with powder coated Frame and Panels
1.6.2	Mezzanine ceiling/roof section J BCA requirements. Ceiling combined with roof to achieve a rating of R 3.2	Insulation to Australian standards and BCA	
1.6.3	Mezzanine Columns	Steel	Painted
1.6.4	Mezzanine Slab Edge	Concrete	Painted
1.6.5	Mezzanine Soffit	Off-form concrete	Painted
1.7	Downpipes & Gutters	PVC downpipes colourbond guttering	Painted
1.8	Metal work	Aluminium window frames	Colourbond
1.9	Glazing	Glass	Tinted clear
1.10	WC WINDOWS Awning hung with window fixed panel 150mm opening	Glass to be opaque to preclude vision Frames	Colourbond
1.11	Unit Signage	On Concrete panel	Painted base Painted number
1.12	External paving	As per landscape architects drawing	
2	INTERIOR FINISHES		
2.1	Warehouse		
2.1.1	Warehouse Walls	Concrete	Painted to a height of 2 metres
2.1.2	Warehouse Floor	Concrete	Plain
2.1.3	Warehouse Roof	Sisalation	
2.2	Mezzanine Office		

	Item	Material	Finish
2.2.1	Mezzanine Floor Mezzanine Stairs	Concrete Steel / concrete stair master	Carpet commercial grade Concrete
2.2.2	Mezzanine Ceiling	Drop in ceiling tiles	White
2.2.3	Mezzanine Walls	Concrete / Plasterboard	Painted
2.2.4	Mezzanine Windows Sill height to be min 1000 mm high	6mm laminated safety glass To comply with glazing provisions of section J BCA	Combination of fixed pane and hopper windows.
2.2.5	Mezzanine Stairs	Concrete	Concrete
2.2.6	Mezzanine Stair Handrail	Metal	Unpainted
2.2.7	Mezzanine Door	Hollow core door	Painted
2.2.8	Mezzanine Door Frame	Metal frame	Painted
2.3	Toilets Areas		
2.3.1	Floor	Concrete	Tiled
2.3.2	Walls	Concrete & Plasterboard	Skirting tile with painted finish above.
2.3.3	Ceiling	1200 x 600 drop in ceiling tiles	Acoustic
2.3.4	Doors	Hollow core door	Painted gloss
2.3.5	Door Frame	Steel	Painted gloss
2.3.6	W.C	Vitreous china	
2.3.7	Hand basin	Vitreous china	1 tap hole
2.3.8	Mirror (800h x 600w)	Glass	
2.3.9	Taps	Metal	Single lever mixer
2.3.10	Towel Rail / Ring	Metal	
2.3.11	Toilet Roll Holder	Metal	
2.4	Kitchenettes		
2.4.1	Sink Unit	Melamine	White
2.4.2	Sink	Metal	Stainless Steel
2.4.3	Hot Water Unit	Mains Pressure 50 litre	On ground
2.4.4	Taps	Metal	Chrome
2.4.5	Towel Ring / Rail	Metal	Chrome
2.5	Electrical		
2.5.1	Warehouse lighting	Tungsten halogen	Highbay to 180 lux
2.5.2	Mezzanine lighting	Recessed troffer fluorescent	Recessed troffer to 380 lux
2.5.3	Toilet lighting EXPO light	Torino Oyster range	Ceiling mounted
2.5.4	Emergency lighting and Exit Signs	To BCA Standard	
2.6	Power	3 phase (63 amps per phase) connected & metered to Units 1-6 inclusive & 14-33 inclusive. Single phase (63 amps) connected & metered & pre-wired for 3 phase to Units 7-13 inclusive.	Meters installed and connected
2.6.1	GPO's to Mezzanine	2 double GPO's	
2.6.2	GPO's to Toilet	1 double GPO	
2.6.3	GPO's to Kitchenette	1 double GPO	
2.7	Telephone / Data	10 pair lines per unit	
2.7.1	Telephone / Data	NBN cabled to warehouse	
2.8	Air Conditioning		
2.8.1	Mezzanines	Split system air conditioning unit	Daikin or similar
3	General		
3.1	Security	Sliding security gates	Painted and installed to all driveway entrances / exits
3.1.1	Security Gate Remote Controls	FOB remotes	2 supplied to each lot