



NANO LIVING NANO TERRACE FINISHES SPECIFICATION

(Note: Above is diagrammatic only)

GENERAL SPECIFICATION

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1. PREAMBLE

This Specification shall be read in conjunction with the Building Specification, Addenda to Specification and Drawings. This document is for ensuring Quality Assurance on the project.

1.1. Interpretation

Where there is a discrepancy between this document and the Addenda to Specifications, advice and confirmation is to be sought from the Builder.

1.2. Materials & Equipment

Materials and equipment shall be new unless specified otherwise in the Addenda to the Specification and shall comply with relevant Australian Standards.

1.2.1. Proprietary Brands

Where proprietary brands of materials or equipment are specified they shall be used in accordance with the manufacturer's specifications.

Where proprietary brands are no longer available the Builder may permit substitution. Substitution is not permitted without the written agreement of the Builder. However, substitution will only be permitted where the substitute is of the same or greater quality at the same or lesser cost.

1.2.2. Warranty

Where applicable, the manufacturers shall provide the Builder with written warranties for various appliances and services. Written warranties shall be provided upon handover of the manufactured product.

- The unit shall be guaranteed by manufacturer to be free from defects in materials, workmanship and structure for a period of Seven (7) years from the date of acceptance of the unit by the buyer.
- The paint system coated on the unit surface shall be guaranteed to be free from corrosion and failure for a period of three (3) years from the date of acceptance of the container by the buyer. Paint and manufacturer warranties, to apply.
- The paint system used is guaranteed to be completely free from hazardous materials as per manufacturer MSDS sheets.

2. FLOORS

- Solid bamboo timber or laminate flooring to living and bedroom areas.
- Porcelain tiles (30cm x 30cm) or similar to all bathroom walls and floors (floor to ceiling)



3. WALLS

- Combination of heavy and lightweight steel framed composite construction
- Acoustic rating for inter-tenancy noise control to comply with BCA standards
- Thermal requirements in accordance with BCA standards (7 star)
- Architraves and skirting to be single bevel
- Three coats of washable paint

4. ROOF

- Metal Colorbond roofing with thermal insulation to meet BCA requirements



5. CEILINGS

- Plaster cornices throughout, 30mm covered
- Acoustic rating for inter-tenancy noise control to comply with BCA standards
- Three coats of washable paint

6. DOORS

- Solid Aluminium double glazed stacking sliding door
- High gloss or matte finish solid internal doors with a flush finish
- All bathroom sliding doors to be standard JS cavity sliding door or similar painted
- Cushioned door stops to be provided to all doors
- Bi Fold door to living area



6.1. Handles & Knobs

- Chrome finish quality handles and knobs for all doors, wardrobes and cabinets



6.2. Locks

- Chrome finish quality lock sets for front doors
- Quality lock sets on all sliding doors



7. WINDOWS

- Aluminium powder-coated frames with fixed and openable sashes and sliding doors as applicable
- Double glazed windows



8. WARDROBES

- Built in robe with sliding mirror door panels



9. KITCHEN

9.1. Benchtops

- Reconstituted stone benchtop or similar



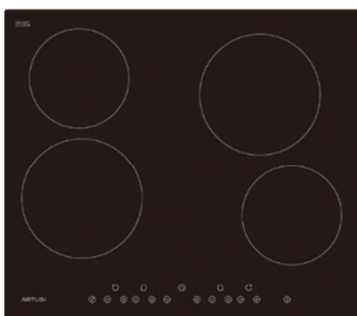
9.2. Oven

- Artusi 60cm stainless steel built in electric oven (CA0640X)



9.3. Cooktop

- Artusi 60cm 4-burner ceramic electric cooktop (CACC60)



9.4. Rangehood

- Artusi 60cm stainless steel wall mount canopy rangehood (ACH600X)



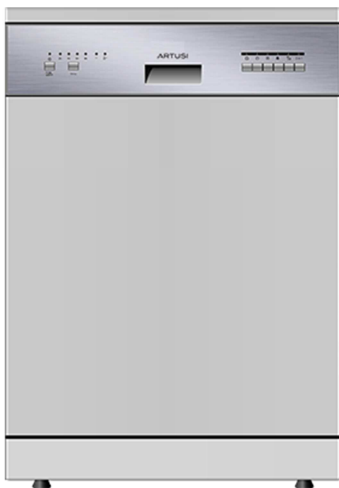
9.5. Microwave Oven

- Artusi 60cm freestanding Microwave Oven (AM031X)



9.6. Dishwasher

- Artusi 60cm freestanding Dishwasher (ADW5000X)



9.7. Splash Back

- Glass splash back



9.8. Sink

- Stainless steel and 1+1/2 bowl inset sinks



9.9. Sink Tapware

- Bench mounted mixer tap in chrome finish



9.10. Wall Cabinets

- All kitchen wall cabinets to be vinyl wrap and white in color
- To include pot drawers and cutlery draws



10. LAUNDRY

10.1. Washing Machine & Dryer

- Hot and cold washing machine taps in chrome finish
- Space provision for stacked washing machine/dryer dependent on chosen design



11. BATHROOM

11.1. Toilet Suite

- Grohe or similar 3 star toilet suite with dual flush cistern and soft close seat



11.2. Basin

- Standard white porcelain basin with overflow and pop-up cover



11.3. Basin Tapware

- Grohe or similar basin mounted mixer tap and spout in chrome finish



11.4. Shower

- Shower screen frame to be frameless or semi frameless with pivot door.



11.5. Shower Tapware

- Grohe or similar wall mounted shower rose with mixer tap in chrome finish



11.6. Bathroom Hardware

- Bottom of the mirror to meet basin
- Wall mounted shower shelf, double towel rails, toilet roll holder and 2 robe hooks all in chrome finish



11.7. Bathroom Joinery

- Bathroom vanity to be vinyl wrap and white in color

12. ELECTRICAL FITTINGS

12.1. Light Fittings

- LED light fittings throughout (internal and external) with varying wattages for security, functionality and aesthetic purposes
- LEDs in living/kitchen area, LEDs in each bedroom and in bathroom
- External lights next to door



12.2. Light Switches

- All internal light switch plates are to be Clipsal S-series White or similar
- Single light switches and double light switches where applicable



12.3. Power Points

- All visible power points are to be in pure white or similar
- Double GPOs and single GPOs
- One external power point provided (to be weatherproof)



13. SOFT FURNISHINGS

13.1. Blinds & Curtains

- Blinds in light neutral colors and light control
- Maximum light block for bedrooms



14. SERVICES

14.1. Mechanical

- Kitchen exhaust ducting in accordance to BCA requirements
- Toilets and bathrooms to be mechanically ventilated in accordance to BCA requirements

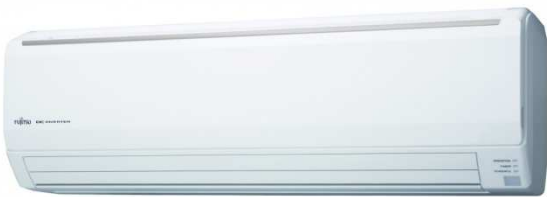
14.2. TV & Communications

- Three TV points provided (one in each bedroom and one in the living room)
- Three data points provided (one in each bedroom and one in the living room)



14.3. Heating & Cooling

- Split system, one in each bedroom and living area



14.4. Hot Water System

- Electric hot water system (size of unit to be determined by design as depicted or similar)



14.5. Fire Protection

- Hard wired 240V smoke detectors outside each bedroom door in accordance with BCA requirements



15. EXTERNAL CLADDING

- Combination of faux timber and rendered finish

