



SEANNA

RESIDENCES

BOKARINA BEACH

Sea your dream life come true

SCHEDULE OF FINISHES

GENERAL FINISHES

ITEM	DESCRIPTION
GROUND FLOOR	
ACCESS AND SECURITY	Secure access to residential carparks and building entry point. Security access to lobby and podium level common areas.
ENTRY LOBBY	Paved flooring. Select feature wall and wall / ceiling cladding. Select feature lighting.
MAIL	Individual mailboxes external to lobby.
LIFTS	Two lifts servicing all residential and carpark levels.
CARPARK	
FINISH	Concrete and blockwork.
SECURITY	Operation by remote control, security access and intercom.
SERVICES	Ventilated to building code of Australia standards.
LIGHTING	Fluorescent battens.
BICYCLE STORAGE AREAS	Racks provided in accordance with authority conditions.
CARPARK ALLOCATION	Allocated with visitor space available.
CORRIDORS LEVEL 1 – 8	
FLOOR FINISH	Tiled.
WALLS	Painted and rendered blockwork.
BALUSTRADE	Vertical bar.
PLANTER BOXES	Planter boxes in select locations.
LIGHTING	Polycarbonate bunker light.
REFUSE STRATEGY	Enclosed refuse chute at each floor for general waste. Central refuse holding zone at ground floor.

ITEM	DESCRIPTION
EXTERNAL	
WALLS	Blockwork – painted and rendered.
GLAZING	Powder coat framed glazing.
ROOFING	Concrete slab to walkway, lightweight roofing to apartments.
SCREENING	Aluminium screens in powder coat finish.
PLANTER BOXES	Feature landscaping and artificial turf.
LANDSCAPING	Landscaping maintained by on-site manager.
RECREATIONAL FACILITIES / DEVELOPMENT FEATURES	
BBQ TERRACE	Built in community BBQ.
POOL TERRACE	Communal pool with glass edge, facing street on podium. Sunken lounge in pool. Feature landscaping and toilet / shower amenity.
STREET ENTRY	Secure access to podium via stairs from Longboard Parade.



TYPICAL FINISHES CONT'D TO NEXT PAGE

ITEM	DESCRIPTION
ENTRY – BEACH ROOM (01, 02, 03, 04, 05, 06, 08, 09)	
FLOOR	Paved finish.
WALLS	Feature face brick wall.
CEILING	Paint finish.
LIGHTING	Feature wall light.
ENTRY	
FLOOR (03, 04, 05, 06, 07, 08 APARTMENTS)	300 x 600mm select tile.
FLOOR (01, 02 & TOP FLOOR APARTMENTS)	450 x 900mm select tile.
WALLS	Paint finish to plasterboard.
CEILING	Paint finish to plasterboard square set cornice.



ITEM	DESCRIPTION
KITCHEN	
FLOOR (03, 04, 05, 06, 07, 08 APARTMENTS)	300 x 600mm select tile.
FLOOR (01, 02 & TOP FLOOR APARTMENTS)	450 x 900mm select tile.
WALLS	Paint finish to plasterboard.
CEILING	Paint finish to plasterboard square set cornice.
BENCHTOP (01, 02 & TOP FLOOR APARTMENTS)	Aurea Stone or similar reconstituted stone. 60mm thickness to island, 20mm thick to balance.
BENCHTOP (03, 04, 05, 06, 07, 08, 09)	Lumina Stone or similar reconstituted stone. 60mm thickness to island, 20mm thick to balance.
JOINERY	Pre-finished board with finger pull detail.
SPLASHBACK (01, 02 & TOP FLOOR APARTMENTS)	Aurea Stone or similar reconstituted stone.
SPLASHBACK (03, 04, 05, 06, 07, 08, 09 APARTMENTS)	Lumina Stone or similar reconstituted stone.
SINK - KITCHEN	Stainless steel double bowl undermount.
SINK – KITCHEN (C1 ONLY)	Stainless steel one and a half bowl undermount.
SINK - SCULLERY	Stainless steel single bowl undermount.
TAPWARE - KITCHEN	Abey or similar gooseneck mixer tap.
TAPWARE - SCULLERY	Abey tapware or similar.
OVEN	SMEG 600mm Dolce Stil Novo range
COMBINATION OVEN (01, 02 & TOP FLOOR APARTMENTS, EXCLUDING 07)	SMEG 600mm Dolce Stil Novo speed oven with microwave.
COOKTOP (01, 02 & TOP-FLOOR 3 BED)	SMEG 900mm Dolce Stil Novo induction cooktop.
COOKTOP (03, 04, 05, 06, 08, 09 APARTMENTS)	SMEG 600mm Dolce Stil Novo induction cooktop.
COOKTOP (07 APARTMENT)	SMEG 600mm ceramic cooktop.

TYPICAL FINISHES CONT'D TO NEXT PAGE

ITEM	DESCRIPTION
RANGEHOOD (01, 02 & TOP-FLOOR 3 BED)	SMEG 900mm undermount.
RANGEHOOD (03, 04, 05, 06, 07, 08, 09 APARTMENTS)	SMEG 600mm undermount.
DISHWASHER	SMEG freestanding dishwasher.
BIN	Slide out bin 600mm wide.
LIGHTING	Feature pendant lights above benchtop.



BEDROOMS

FLOOR	Wool carpet on foam underlay in select colours.
WALLS	Paint finish to plasterboard.
CEILING	Paint finish to plasterboard.
WARDROBES – BED 1 WALK IN	Joinery in white melamine, open upper shelf with shelves and drawers in select locations, hanging space in select location.

ITEM	DESCRIPTION
WARDROBES – BED 2 & 3	Sliding doors on aluminium frame, high shelf open to full height, shelving in select locations, hanging space in select location.
AIR CONDITIONING	Fully ducted A/C.

BALCONY / TERRACE

FLOOR	Tiled.
WALLS	Rendered and painted.
BALUSTRADE	Semi-frameless glass.
SCREENS (03, 08 APARTMENTS)	Framed aluminium screen in select colours.
SCREENS (01, 02 APARTMENTS)	Framed sliding aluminium screen in select colours.

GENERAL

CEILING HEIGHT – LIVING AREAS AND BEDROOMS	Minimum, 2650mm.
CEILING HEIGHT – KITCHEN, BATHROOMS, CORRIDORS, WET AREAS AND SERVICE SPACES.	Minimum, 2350mm.
CEILING FANS	White ceiling fans to living and bedrooms.
ENTRY DOOR	Fire-rated solid timber door.
INTERNAL DOORS	Hollow core.
INTERCOM	Intercom systems for visitors and residents.
DRYING FACILITIES	Clothes dryer to each apartment.
LIGHTING	LED downlights.

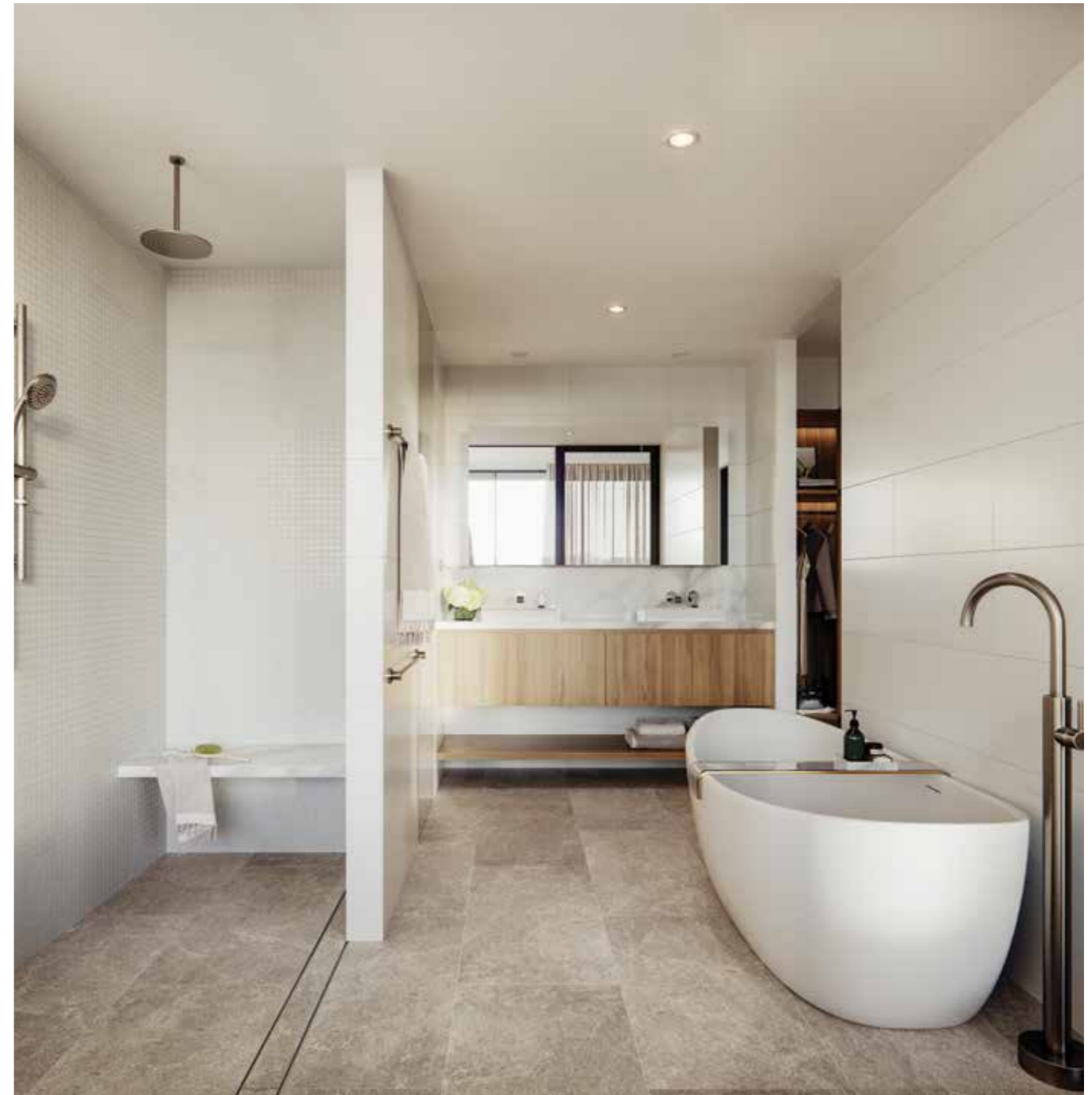
TYPICAL FINISHES CONT'D TO NEXT PAGE

ITEM	DESCRIPTION
DINING / LIVING AREAS	
FLOOR (01, 02 & TOP FLOOR)	450mm x 900mm tile in select colour.
FLOOR (03, 04, 05, 06, 07, 08, 09 APARTMENTS)	300mm x 600mm tile in select colour.
WALLS	Paint finish to plasterboard.
CEILING	Paint finish to plasterboard.
AIR CONDITIONING	Fully ducted A/C.
OTHER	Phone and data/TV point.



BATHROOM / ENSUITE / POWDER ROOM

FLOOR (01, 02 & TOP FLOOR)	450mm x 900mm tile in select colour.
FLOOR (03, 04, 05, 06, 07, 08, 09 APARTMENTS)	300mm x 600mm tile in select colour.
WALLS	Full height tiling in select tiles.
CEILING	Paint finish to plasterboard.
BATH (01, 02, 03, 04, 05, 06, 09 APARTMENTS)	Reconstituted stone freestanding bathtub.
BATH TAPWARE	Abey or similar tower tap.



TYPICAL FINISHES

ITEM	DESCRIPTION
TAPWARE	Abey or similar tapware.
TOILET	Back to wall toilet suite with soft close seat/lid.
ENSUITE VANITIES (01, 02, 03, 04, 05, 06, 08, 09 APARTMENTS)	Dual drop in ceramic basin, reconstituted stone benchtops.
ENSUITE VANITY (07 APARTMENTS)	Single drop in ceramic basin, reconstituted stone benchtops.
TOWEL RAIL (01, 02 & TOP FLOOR APARTMENTS)	Heated.
BATHROOM VANITIES	Single semi-inset ceramic basin, reconstituted stone benchtops.

LAUNDRY / MUDROOM

FLOOR (01, 02 & TOP FLOOR APARTMENTS)	450mm x 900mm tile in select colour.
FLOOR (03, 04, 05, 06, 07, 08, 09 APARTMENTS)	300mm x 600mm tile in select colour.
CEILING	Paint finish to plasterboard.
WALLS	Paint finish to plasterboard.
LAUNDRY SINK	Abey or similar single bowl stainless steel sink.
TAPWARE (01, 02 MUDROOM)	Abey or similar tapware.
TAPWARE (03, 04, 05, 06, 07, 08, 09 APARTMENTS)	High quality mixer tap.
DRYER	Fisher and Paykel – condenser dryer
WASHING MACHINE	Fisher & Paykel – 8.5kg front loading washer.
BENCHTOPS	Reconstituted stone 20mm benchtops.
MUDROOM JOINERY –(01, 02 APARTMENTS)	Joinery allowing for a seat and leather hooks above.

ITEM	DESCRIPTION
ACOUSTIC SEPARATION	
BETWEEN APARTMENTS	Acoustically rated to National Construction Code standards.
BETWEEN APARTMENTS & SERVICE CUPBOARDS/LIFTS	Acoustically rated to National Construction Code standards.
BETWEEN POOL & APARTMENTS	Acoustically rated to National Construction Code Standards.
REGULAR SUBURBAN NOISE	Acoustically rated to National Construction Code standards and Local Government requirements.

SERVICES

FIRE DETECTION	Smoke detectors to be provided to all apartments and communal areas to Australian Standards and requirements of the National Construction Code (NCC).
	Hydrants and fire extinguishers installed to Australian Standards and requirements of the NCC.
	Fire sprinklered basement installed to Australian Standards and in line with NCC.
HOT WATER SYSTEM	Instantaneous electric to typical apartments.
WATER METERING	Individual meter to monitor individual apartment usage.
ELECTRICITY METERING	Individual meter to monitor individual apartment usage.
AIR CONDITIONING AND HEATING	Reverse cycle heating / cooling. Individual apartment control. Building management to control communal areas where applicable.
ENERGY EFFICIENCY	In accordance with National Construction Code standards.

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GROUP

