

# ALMA TERRACE APARTMENTS

LEIPZIG AUSTRALIA  
Project - Specification



CREATED BY





## ELECTRICAL

### POWER POINTS

Suitable allowance of single and double power points

### INTERNAL LIGHT POINTS

To all rooms

### EXTERNAL LIGHT POINTS

To all doors

### HEATING / COOLING

Rinnai or Mitsubishi Heavy Industry Ducted AC System

### TV ANTENNA

Fitted to roof  
TV point to master and living

### SMOKE DETECTOR

Hardwired smoke detectors - per AS 3786 requirements, as per electrical plan

### SWITCH PLATES

Clipsal IONIC series white

### EXHAUST FANS

Bathrooms - exhaust fan

## LIGHT POINTS

Downlight with LED globe (unless otherwise specified)

## SAFETY SWITCH

Electrical safety switch - per AS3000 requirements

## BALCONY

Downlights  
Outdoor double power point

## SITE WORKS

### SITE PREPARATION

## SLABS & FOOTINGS

## TERMITE TREATMENT

Termite treatment to penetrations in accordance with A.S. 3660.1-2000

## FRAME

## WALLS

2700mm ceiling height & 90mm frame walls with 10mm linings

## CONNECTIONS

### POWER SUPPLY

Electrical service connection, single phase from connection point

### TELEPHONE & FIBRE SERVICE

Communications supply connection  
common service trench NBN  
Provision for future connection included

### SEWER DRAINS

Connection points included

### COLD WATER SUPPLY

Water service from connection point

## INSULATION

### CEILING

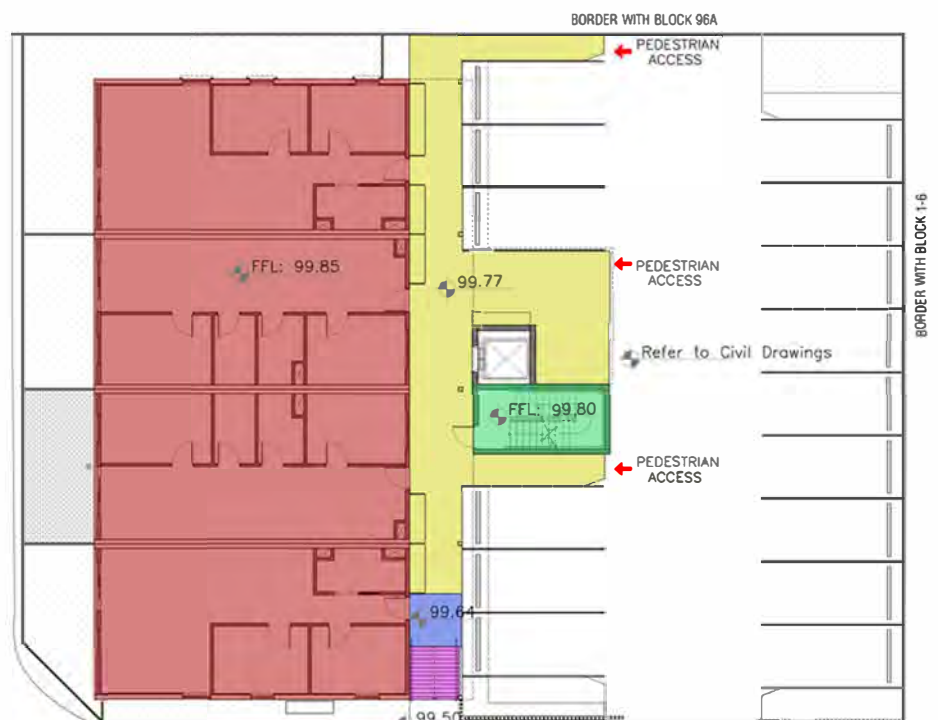
All ceiling Insulation included

### INTERNAL WALLS

Insulation to all internal walls of house included

### EXTERNAL WALLS

Insulation to all external walls of house included





## EXTERNAL FEATURES



### EXTERNAL WALLS

See Elevations, Brick, Hebel, Rendapanel, other  
Colour – Dulux Texture Coat

### ROOF

Colorbond

Downpipes to match fascia

Colorbond metal fascia & gutters, color as agreed by developer and council

### DOORS

FrontDoor - painted, clear or frosted glass where applicable, 2040mm high painted to match render

Laundry - painted, 2040mm high, top half with clear glass where applicable

Aluminium powder coated black sliding doors

### CONCRETE DRIVEWAY

Grey concrete finish

### DOOR FURNITURE

Front Door – Gainsborough Tri Lock Series s/steel

Laundry - Gainsborough deadlock with steel fascia and lever to match internal door hardware

### INSECT SCREENS

Flyscreens to all opening windows and sliding doors

### PLUMBING

Wall mounted external tap x 1

### GARAGE

Automatic panel door

### WINDOWS

Aluminium Awning windows, powder coated black, partially obscured glass to upper story

Locks to openable windows



Front door External



Internal



INTERNAL FEATURES



CEILING HEIGHT

2700mm Ceiling height varying depending on level (see specifications in building plan)

FLOORING

Timber floorcovering throughout

MOULDINGS

Skirtings: 100mm x 19mm square flat edge

Ceiling: Square set  
Cornice or 3 step: Where applicable

DOORS

Internal - Painted, 2040mm high

DOOR FURNITURE

Gainsborough lever passage & privacy sets

Lennox Lever



PAINTWORK

EXTERNAL

Light neutral colour scheme, exposed brick and Scyon horizontal / vertical cladding

INTERNAL

Two coat paint system, one colour throughout from builder's standard range

Walls: Flat white

Ceilings: Flat white

Woodwork and Doors: white satin enamel

STORAGE

ROBES

Bedroom: Walk in Robe with top shelf & single hanging rail  
Mirrors to doors

LINEN

Laminate

LAUNDRY BROOM CUPBOARD

Laminate

## KITCHEN

### A SINK

Double bowl, single drainer, basket waste

### B TAP

Satin sink mixer tap



## CUPBOARDS

### C DOORS

Doors: Laminate finish

### DRAWERS

Set of 4 with soft close runners

### PANTRY

Laminate finish

### D OVERHEAD CUPBOARDS

MDF bulkhead: Laminate finish

## BENCH TOPS

Stone 20mm benchtops

### E HANDLES

Satin Chrome

### DISHWASHER

Bosch Stainless steel  
Includes plumbing & power point



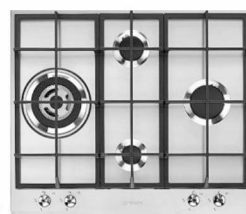
## STAINLESS STEEL APPLIANCES

### F



Bosch oven

### G



Bosch gas Cooktop

### H



Bosch rangehood



## APPLIANCES

### F OVEN

Bosch stainless steel, electric

### G HOT PLATE

Bosch Stainless steel, gas

### H RANGEHOOD

Bosch stainless steel, slide out  
recirculating range hood

### HOT WATER UNIT

Rinnai Instantaneous Gas

## LAUNDRY

### BENCHTOP

Laminate finish

### TROUGH

45ltr trough/Cab Bypass, Stainless Steel  
Bowl

### TAP TO TROUGH

Mixer tap

### WASHING MACHINE TAPS

Included

## BATHROOM & ENSUITE

### MIRRORS

Full width of vanity, concealed  
silicone fixing

### ENSUITE

Vanity with cupboards, towel rail

### BATHROOM

Vanity with cupboards, towel rail

### WC FIRST FLOOR

Basin or vanity, towel rail

### WC SECOND FLOOR

Basin or vanity, towel rail

### BATH

Inset Rectangular 1525mm

### SHOWER SCREENS

Frameless Glass where applicable

### TAP & OUTLETS

Bathroom: chrome bath/  
shower/basin mixer tap

Shower Head

### BATHROOM ACCESSORIES

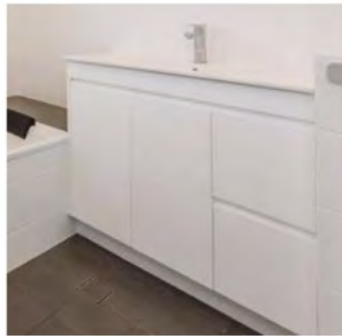
Single towel rail, toilet roll holder

### TOILET SUITE

Rimless modern toilet suit, soft close seat

### FLOOR GRATES

Square 80mm Stainless Steel



## BATHROOM ACCESSORIES



Basin Mixer



Bath Outlet



Shower Head



Bath & Shower Mixer



Towel Rail



Toilet Roll Holder



Toilet



Floor Grate

## TILING / SPLASHBACKS

### BATHROOM/ENSUITE

Tiles to wet area floors  
Stone Benchtops

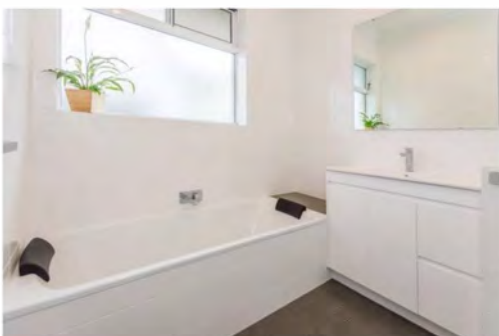
### WALL TILES

Bathrooms: ceramic wall tiling, full  
height

Laundry: 600mm high tiles for the  
length of the bench top, 1 tile floor  
skirting

Toilet: 1 tile floor skirting

Shower: 1 tiled soap holder niche



## OTHER EXTERNAL AREAS

### ALARM

Alarm system with 2 sensors  
with 1 keypad

### LANDSCAPING

Planting and garden beds

### BALCONY

Tiled floor, glass balustrade (where applicable), powder coated aluminium screening

### SCREENING

Aluminium screening to frontage as per design

Vertical aluminum screening on balcony

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