

HELM

MT PLEASANT

THE HELM LUXURY APARTMENTS 25 THE ESPLANADE, MOUNT PLEASANT

FINISHES SCHEDULE	THE HELM, Mount Pleasant
Prepared by COLLIERE ARCHITECTURE	
BUILDING EXTERIOR	
EXTERNAL WALLS	Combination of stone cladding, painted concrete walls, glazing to meet 4 star NatHERS energy rating, lightweight powder coated aluminium cladding and shutters.
WINDOWS/SLIDING DOORS	Powder coat aluminium frames with energy efficient glazing. Floor to Ceiling doors and windows to East building's riverside elevation.
BALUSTRADES	Frameless, laminated safety glass balustrades.
ROOFING	Colorbond metal roofing with insulation.
FLOORS	Concrete slabs to meet structural and acoustic requirements.
COMMON AREA LIGHTING	High quality, energy rated light fittings throughout.
LETTERBOXES	Secure letterboxes.
STORES	Secure store room provided to each apartment with light and powerpoint.
CAR PARKING	Secure Underground carpark
BICYCLE PARKING	Bicycle racks provided to basement levels and ground level
LANDSCAPING	Landscaping & reticulation to ground level and amenities area to Landscape Architect's detail.

GROUND FLOOR LOBBY	
GROUND FLOOR LOBBY	Well appointed Lobby with large format tiles and feature architectural wall cladding and lighting.
LIFT AND LIFT FINISHES	Two dedicated residential lifts with high quality feature finishes and large lift car sizes.
SECURITY	
INTERCOM	Video intercom system in the main lobby & visitors entries for controlling access of visitors to individual residences.
ACCESS AND READER SYSTEMS	Secure keyless lift access to your residence, carparking and access gates.
REMOTE CONTROLS	1 remote control per car bay for residential carpark access.
SECURITY CAMERA SURVEILLANCE	Multiple camera security surveillance system of entries, common areas and carparks.
SUSTAINABILITY INITIATIVES	
ACOUSTIC INSULATION	Quality insulation to floors, walls and services to design and detail of acoustic engineer.
GLAZING	Energy efficient glazing specified to 4 star NatHERS rating.
INSULATION	Insulation compliant with BCA energy efficiency requirements.
LIGHTING	LED and /or energy efficient lighting throughout.
HOT WATER SYSTEM	Efficient, instantaneous, electric units or instantaneous gas to all residences.
PASSIVE SHADING	Covered Alfresco areas provide shading to Living areas.
WATER EFFICIENT PLUMBING FIXTURES	WELS star rated fixtures and fittings used throughout.
CROSS VENTILATION	Cross ventilation through residences to facilitate natural cooling.
ELECTRIC CAR RECHARGING	2 no. car charging bays provided.

PROJECT AMENITIES	
	High speed internet connection.
	Roof top communal seating area.
	Roof mounted photo voltaic panel electric supply to serve Common Areas.
APARTMENT INTERIORS	
INTERNAL WALLS	Acoustically designed, engineered, flush plasterboard lined; concrete, blockwork, AFS, or insulated stud walls.
CEILINGS	Flush plasterboard suspended ceilings at approximately 2800 mm with feature bulkheads to living areas generally, 2450 mm to wet areas and bulkheads. Penthouse differs with approximately 3200 mm ceilings to living areas and 2700 mm to wet areas with feature bulkheads. Provision of recessed pocket and power outlet for Client's window treatments.
DOOR FURNITURE	Quality designer selected handles.
SKIRTINGS	Included.
WINDOW BLINDS	By Purchaser.
WINDOW BLINDS ELECTRIC CABLING	Electric cabling included for electric blinds (blinds by purchaser) to Living and Dining (including highlight windows), Family and Bedroom 1.
CAVITY SLIDER DOORS	Feature timber, cavity sliding doors.
FLOORING	Designer selected Porcelain flooring to all living areas, Alfresco and ensuites/powder rooms (Timber and Porcelain Tile Options). Quality carpet with underlay to all bedrooms and walk-in-robos.
CABINETWORK	Included to Living, Kitchen, Scullery, Powder Room, Ensuite 1, Bathroom, Living 2 and Laundry to extent shown on architectural drawings.
BUILT-IN ROBES	Built-in robes to all Bedrooms.

ALFRESCO	
KITCHEN	Reconstituted stone or similar Alfresco kitchen bench with sink, hot and cold water, electrical points and built-in gas stainless steel BBQ and exhaust.
KITCHEN	
APPLIANCES	Quality European Appliances throughout. oven, microwave oven, and induction cooktop, Fully integrated dishwasher and fridge/freezer.
CABINETWORK	Combination of timber veneer, vinyl wrap and lacquer cabinetwork with reconstituted stone benchtops. Designer selected cabinet handles. Soft close drawers and cupboards to extent shown on architectural drawings. Overhead cupboards, cutlery drawers and pot drawers. Integrated pantry.
SINK AND MIXER	Bowl and a half undermount stainless steel sink to kitchen. Quality sink mixers to both sinks.
ENSUITES, POWDER ROOM, LAUNDRY & STUDY	
BASINS	Vitreous china basins or equivalent. Twin vanity basins to Ensuite 1.
BATH	Feature freestanding bath to Ensuite 1.
TOILETS	Concealed cistern wall hung pan with toilet seat to Ensuite 1. Back to wall, close coupled toilets to other Bathrooms.
SHOWERS	Designer selected high end mixers and shower rails.
LAUNDRY TROUGH AND MIXER	Single undermount stainless steel trough with quality sink mixer.
WASHING MACHINE AND DRYER	Quality European condenser dryer and wachine machine included
ACCESSORIES	Heated towel rails to Ensuite 1. Quality designer selected toilet roll holders and robe hooks & towel rails throughout.
GRATES	Tile insert linear shower drains to all showers. Tile insert floor wastes elsewhere.
CABINET WORK	Combination of timber veneer and lacquer cabinetwork and Vinyl wrap cabinetwork to Bathrooms, Powder, Study and Laundry. Reconstituted stone benchtops. Designer selected cabinet handles. Soft close drawers and cupboards to extent shown on architectural drawings.

FLOORING	Porcelain floor tiles, large format.
WALLS	Full height rectified edge large format wall tiles to all ensuites, bathrooms and powder room.
TERRACES	
GENERALLY	Terraces to each apartment with water supply and external power point to each.
TERRACE FLOORING	Large format floor tiling with integrated drainage.
ELECTRICAL COMMUNICATIONS & SERVICES	
CBUS LIGHTING CONTROL SYSTEM	lighting control system to Living, Dining, Kitchen and Family areas.
LIGHT FITTINGS	Quality, energy efficient light fittings provided throughout. Generally recessed LED lights. Pendant lights by purchaser.
TV POINTS	Provided to Living room, Family room and Bedrooms 1 & 2.
PAY TV POINT	Provided to the Living area and Family room.
DATA POINTS	Provided adjacent to all TV positions and Study (where applicable).
SMOKE DETECTORS	Smoke detectors provided to meet Australian Standards.
BUILDING OCCUPANT WARNING SYSTEM	Fire alarm system to Australian Standards. North building fitted with full sprinkler system.
HOT WATER SYSTEM	Efficient, instantaneous, electric and or gas instantaneous units to all apartments.
AIR CONDITIONING	Quality, independent to each apartment, cooling/heating air conditioning.
DUCTED EXHAUST FANS	Provided to all ensuites, Bathrooms, powder room, Laundry, Kitchen and alfresco cooktops (where fitted).