



SCHEDULE OF FINISHES

ECHELON

RIVER RESIDENCES
ON SOUTH PERTH ESPLANADE

EXTERIOR BUILDING FINISHES

EXTERNAL WALLS	Combination of painted acrylic texture concrete walls, glazing and lightweight aluminium cladding.
WINDOWS/SLIDING DOORS	Powdercoat aluminium frames with energy efficient glazing. 2700 high doors to Alfresco area and Balconette.
BALUSTRADES	Frameless safety glass balustrades.
ROOFING	Concrete roof slab with waterproof membrane.
FLOORS	Concrete slabs to meet structural and acoustic requirements.
COMMON AREA LIGHTING	High quality, energy rated light fittings throughout.
LETTERBOXES	Secure letterboxes conveniently accessed from entry portico.
STORES	Store room provided to each apartment. Secure deadlock to door.
CARPARKING	Underground carpark with secure and exclusive access to residents only with direct lift access to residences.
BICYCLE PARKING	Bicycle racks provided on basement level for exclusive use of residents.
LANDSCAPING	Podium landscaping.
DRIVEWAY ENTRY	Feature exposed aggregate concrete.
FEATURE CANOPY	Decorative artwork screen to fascia of canopy.

GROUND FLOOR LOBBY

GROUND FLOOR LOBBY	Beautifully appointed lobby with large format tile and feature architectural wall cladding.
LIFT AND LIFT FINISHES	Two dedicated residential lifts with exclusive access to residences with high quality feature finishes and large lift car sizes.

SECURITY

INTERCOM	Video intercom system in the main lobby for controlling access for visitors to individual residences.
ACCESS AND READER SYSTEMS	Secure keyless lift access directly to your individual residence.
REMOTE CONTROLS	2 remote controls for residential carpark access provided for every residence, with 3 remote controls for penthouse residences.
SECURITY CAMERA SURVEILLANCE	Multiple camera security surveillance system of common areas.

SUSTAINABLE INITIATIVES

GLAZING	Energy efficient glazing specified.
INSULATION	Insulation compliant with BCA energy efficiency requirements.
LIGHTING	LED and /or energy efficient lighting throughout.
HOT WATER SYSTEM	Efficient combination of instantaneous gas and electric units to all residences.
PASSIVE SHADING	Generous covered Alfresco areas provide significant shading to Living areas.
WATER EFFICIENT PLUMBING FIXTURES	WELS star rated fixtures and fittings used throughout.
CROSS VENTILATION	Advantage taken of cross ventilation through residences to facilitate natural cooling.
ELECTRIC CAR RECHARGING	Power outlet provided to one car bay per apartment for car recharging.

SCHEDULE OF FINISHES

RESIDENCES 1 TO 10

RESIDENCES INTERIORS

INTERNAL WALLS	Flush plasterboard lined concrete or insulated stud walls.
CEILINGS	Flush plasterboard suspended ceilings at approximately 2700mm and 2400mm high feature bulkheads. Reconstituted timber soffit ceiling to Alfresco and Balconette.
DOOR FURNITURE	Quality designer selected handles.
SKIRTINGS	Included.
WINDOW BLINDS	By Purchaser.
CAVITY SLIDER DOORS	Feature cavity sliding doors to Ensuite 1 with painted flush panel cavity sliding doors to Ensuite 2 and Ensuite 3.
FLOORING	Large format designer porcelain tiles to all Living Areas, Alfresco and Ensuites/Powder Rooms. Quality carpet with underlay to all bedrooms.
CABINETWORK	Included to Kitchen, Larder, Powder Room, Bedroom 1, Ensuite 1, Bedroom 2, Ensuite 2, Bedroom 3, Ensuite 3, Study and Laundry to extent shown on architectural drawings.
BUILT-IN ROBES	Built-in robes to Bedroom 1, Bedroom 2 and Bedroom 3.
BUILT-IN BBQ	Built-in stainless steel gas BBQ to Alfresco area.

KITCHEN

APPLIANCES	Quality Miele appliances throughout. Miele oven. Miele microwave oven. Miele induction cooktop. Miele fully integrated dishwasher. 2 off Miele integrated fridge/freezer.
CABINETWORK	Combination of vinyl wrap and laminate 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	Double undermount stainless steel sink to kitchen. Single undermount stainless steel sink to Larder. Quality sink mixers to both sinks.

ENSUITES, POWDER ROOM, LAUNDRY & STUDY

BASINS	Vitreous china basins or equivalent. Twin feature vanity basins to Ensuite 1.
BATH	Feature freestanding bath to Ensuite 1.
TOILETS	Concealed cistern wall hung pan with shower toilet seat to Ensuite 1. Concealed cistern toilet to Powder Room. Back to wall, close coupled toilets to Ensuite 2 and Ensuite 3.
SHOWERS	Designer selected high end mixers and shower rails.
LAUNDRY TROUGH AND MIXER	Single undermount stainless steel trough with quality sink mixer.
ACCESSORIES	Heated towel rails to Ensuite 1. Quality designer selected toilet roll holders, robe hooks and towel rails throughout.
GRATES	Tile insert linear shower drains to all showers. Tile insert floor wastes elsewhere.
CABINETWORK	Combination of vinyl wrap and laminate cabinetwork with reconstituted stone benchtops. Designer selected cabinet handles. Soft close drawers and cupboards to extent shown on architectural drawings.
FLOORING	Rectified edge porcelain tiles..
WALLS	Full height rectified edge large format wall tiles to all ensuites and powder room.

ELECTRICAL COMMUNICATIONS & SERVICES

CBUS LIGHTING CONTROL SYSTEM	CBus or similar lighting control system to Living, Dining, Kitchen and Family areas.
LIGHT FITTINGS	Quality light fittings provided throughout. Generally recessed LED lights. Selected pendant lights by purchaser.
TV POINTS	Provided to Living room, Family room and Bedroom 1.
PAY TV POINT	Provided to the Living area and Family room.
DATA POINTS	Provided adjacent to all TV positions and Study.
SMOKE DETECTORS	Smoke detectors provided to meet Australian Standards.
BUILDING OCCUPANT WARNING SYSTEM	Fire alarm system provided to meet Australian Standards.
HOT WATER SYSTEM	Efficient combination of instantaneous gas and electric units to all apartments.
AIR CONDITIONING	Quality ducted cooling/heating air conditioning system with independent control to Living room, Family room and each bedroom.
DUCTED EXHAUST FANS	Provided to all ensuites and powder room.
CLOTHES LINE	Included.

SCHEDULE OF FINISHES

PENTHOUSE RESIDENCES 11 AND 12

PENTHOUSE RESIDENCES INTERIORS

INTERNAL WALLS	Flush plasterboard lined concrete or insulated stud walls.
CEILINGS	Flush plasterboard suspended ceilings at approximately 4400 to Living and Dining, 3000 to Bedroom 1, Bedroom 2, Bedroom 3 and Lobby and 2700 high feature bulkheads. Reconstituted timber soffit ceiling to Alfresco and Balconette.
DOOR FURNITURE	Quality designer selected handle.
SKIRTINGS	Included.
WINDOW BLINDS	Molex cabling included for electric blinds (blinds by purchaser) to Living and Dining (including highlight windows), Family and Bedroom 1.
CAVITY SLIDER DOORS	Feature timber veneer cavity sliding doors to Ensuite 1 with painted flush panel cavity sliding doors to Ensuite 2 and Ensuite 3.
FLOORING	Designer selected 600x600 stone flooring to all living areas, Alfresco and ensuites/powder rooms. Quality carpet with underlay to all bedrooms.
CABINETWORK	Included to Kitchen, Larder, Powder, Bed 1, Ensuite 1, Bedroom 2, Bedroom 3, Ensuite 2, Ensuite 3, Study and Laundry. Extent as shown on architectural drawings.
BUILT-IN ROBES	Bedroom 1, Bedroom 2 and Bedroom 3.
BUILT-IN BBQ	Built-in gas BBQ to Alfresco area.

KITCHEN

APPLIANCES	Quality Miele appliances throughout. Miele oven. Miele microwave oven. Miele steam oven. Miele induction cooktop. Miele fully integrated dishwasher. 2 off Miele integrated fridge/freezer. Miele gourmet drawer (plate warmer). Billi boiling/chilled water filter tap.
CABINETWORK	Combination of veneer 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	Double undermount stainless steel sink to kitchen. Single undermount stainless steel sink to Larder. Quality sink mixers to both sinks.

SCHEDULE OF FINISHES

PENTHOUSE RESIDENCES 11 AND 12 (CONTINUED)

ENSUITES, POWDER ROOM, LAUNDRY & STUDY

BASINS	Vitreous china basins or equivalent. Twin feature vanity basins to Ensuite 1.
BATH	Feature freestanding bath to Ensuite 1.
TOILETS	Concealed cistern wall hung pan with shower toilet seat to Ensuite 1. Concealed cistern toilet to Powder. Back to wall, close coupled toilets to Ensuite 2 and Ensuite 3.
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	Miele washing machine and dryer included.
ACCESSORIES	Heated towel rails to Ensuite 1. Quality designer selected toilet roll holders, robe hooks and towel rails throughout.
GRATES	Tile insert linear shower drains to all showers. Tile insert floor wastes elsewhere.
CABINETWORK	Combination of timber veneer and lacquer cabinetwork to Ensuite 1. Vinyl wrap cabinetwork to Ensuite 2, Ensuite 3, Powder, Study and Laundry. Reconstituted stone benchtops. Designer selected cabinet handles. Soft close drawers and cupboards to extent shown on architectural drawings.
FLOORING	600x600 stone flooring.
WALLS	Full height rectified edge large format wall tiles to all ensuites and powder room.

ELECTRICAL COMMUNICATIONS & SERVICES

CBUS LIGHTING CONTROL SYSTEM	CBus or similar lighting control system to Living, Dining, Kitchen and Family areas.
LIGHT FITTINGS	Quality light fittings provided throughout. Generally recessed LED lights. Selected pendant lights by purchaser.
TV POINTS	Provided to Living room, Family room and Bedroom 1.
PAY TV POINT	Provided to the Living area and Family room.
DATA POINTS	Provided adjacent to all TV positions and Study.
SMOKE DETECTORS	Smoke detectors provided to meet Australian Standards.
BUILDING OCCUPANT WARNING SYSTEM	Fire alarm system provided to meet Australian Standards.
HOT WATER SYSTEM	Efficient combination of instantaneous gas and electric units to all apartments.
AIR CONDITIONING	Quality ducted cooling/heating air conditioning system with independent control to Living room, Family room and each bedroom.
DUCTED EXHAUST FANS	Provided to all ensuites and powder room.
FLOOR HEATING	Electric floor heating to Ensuites 1, 2 and 3.
CLOTHES LINE	Included.