

GENERAL CONSTRUCTION SPECIFICATION
Pearl River Residential Development – 443-451 Docklands Drive,
Docklands

ITEM	DETAIL
Construction General	
Floors	Reinforced Concrete Slab
External walls	Panelised curtain wall glazing
Bounding Walls (between apartments & common areas)	Fire and acoustic rated walls (as required) paint finished plasterboard lining
Bounding Walls (Services)	Fire and acoustic rated walls (as required) paint finished plasterboard lining
Internal Walls	Paint finished plasterboard lining
Windows & Sliding Doors	Aluminium framed with glazing
Balconies	Pavers to architects detail
Carpark	Concrete Slab, mechanically ventilated
Services General	
Lighting	Down lights
Hot Water	Centralised Gas Hot Water
Lifts	4 No. servicing all residential levels in main residential 1 no. lift serving low rise park apartments
Air conditioning	Wall mounted reverse cycle air-conditioning unit
Television	Provision for free to air television
Communications	Provision for data cabling
Security	Proximity card entry to building entries, secure areas and lifts.
Intercom	Audio Intercom to lobby entry door
Ground Floor Lobby Finishes & Fittings	
Floors	Selected ceramic, vitrified or natural stone tile/paver, carpet
Walls	Selected feature ceramic, vitrified or natural stone tile and painted plasterboard
Ceiling	Painted plasterboard
Apartment Floor Lobby Finishes & Fittings	
Floors	Select Carpet on underlay.
Walls	Plasterboard, Paint finish to lift lobby area
Ceiling	Plasterboard
Skirting	Powdercoated aluminium skirting

Apartment Finishes & Fittings	
Entry	
Floors	Selected carpet on underlay
Walls	Paint finished plasterboard
Ceiling	Paint finished plasterboard
Skirting	Powdercoated aluminium skirting
Living/Dining Room	
Floors	Selected carpet on underlay
Walls	Paint finished plasterboard
Ceiling	Paint finished plasterboard
Exposed Columns	Textured velvet plaster finish
Kitchen	
Floors	Selected porcelain tile or similar
Walls	Paint finished plasterboard
Ceiling	Paint finished plasterboard
Skirting	Powdercoated aluminium skirting
Bench top	Selected Porcelain Stone Benchtop
Splashback	Selected Porcelain Stone Splashback
Kickboard	Selected Porcelain Stone Kickboard
Joinery	2 pack polyurethane panels with timber veneer feature panels and selected melamine internal carcass
Bathroom/Ensuite	
Floors General	Selected porcelain tile or similar
Shower recess	Selected porcelain tile or similar
Walls	Selected porcelain tile or similar to shower surround and vanity wall; painted plasterboard finish elsewhere
Ceiling	Paint finished plasterboard
Skirting	Selected porcelain tile or similar
Joinery	Mirrored Storage Cabinet
Laundry	
Floors	Selected porcelain tile or similar
Walls	Selected porcelain tile or similar
Ceiling	Paint finished plasterboard
Skirting	Selected porcelain tile or similar
Bedrooms	
Floors	Selected carpet on underlay
Walls	Paint finished plasterboard
Ceiling	Paint finished plasterboard
Skirting	Powdercoated aluminium skirting

Robe	Sliding doors in selected painted finish
Exposed Columns	Textured rendered plaster finish
Kitchen Fittings	
Sink	Selected stainless steel finish, undermounted
Gas Cook top	Selected Miele stainless steel finish
Rangehood	Selected Miele stainless steel finish
Oven	Selected Miele stainless steel finish
Dishdrawer	Selected fully integrated dishdrawer
Tapware	Selected stainless steel finish
Bathroom, Ensuite & Laundry Fittings	
Shower tapware	Selected chrome finish
Shower Outlet	Selected chrome finish
Vanity basin	Custom design in solid surface finish
Vanity tapware	Selected chrome finish
Toilet	Vitreous china, white finish
Shower screen	Selected frameless, clear toughened glazing
Mirror	Polished edge
Accessories	Selected chrome finish
Laundry tapware	Selected chrome finish