

## MKM Group's Inclusions for 360 Benhiam Street Calamvale

### General

Internal	
Floor	Reinforced concrete slab
Walls between Apartment	Fire & acoustic rated timber frames lined both sides with painted plasterboard
Internal Walls	Stud walls lined with plasterboard and select paint finishes
Internal Skirting	Select timber with select semi-gloss paint finishes
Internal Cornices	Square set cornice with select semi-gloss paint finish
Internal Doors	Select semi gloss paint finish to flush panel doors
Door Hardware	Quality range with satin chrome plate finish
Doors to Balconies	Sliding glazed with clear glass standard Ultra Silver aluminium frames
Balustrades	Timber - stained and finished
Ceilings	Combination paint finishes to suspended plasterboard
Lights	Combination of quality surface mounted and low voltage recessed down-lights
External	
External walls	Rendered brick, blue board and G board (cladding)
Windows	Fixed glazed with clear glass standard Ultra Silver aluminium frame
Balcony	Treated timber deck, timber slat balcony rails
Driveways	Plain concrete - unless specified other as a variation
Landscaping	Professional landscaping to townhouses and common areas
Entry	
Floor	Select quality ceramic floor tiles
Walls	Select low sheen paint finish to plasterboard lined walls
Lights	Low voltage recessed down lights
Kitchen	
Floors	Select quality ceramic floor tiles
Walls	Select low sheen paint finish to plasterboard lined walls
Bench tops	Select Post form top
Slash back	Select Ceramic tiles
Cupboard fronts	Select laminated finish
Island bench	Select colour back glass and select laminate top
Cupboard carcass	White melamine
Sink	Quality Stainless 1 + 1/3 size bowl steel sink
Tap ware	Quality kitchen mixer
Appliances	Technika electric cook-top, oven, range-hood and dishwasher
Power Points	2 x double GPO above bench top
Lights	Low voltage recessed down lights
Bathrooms, Ensuites & Powder Rooms	
Floor	Select quality ceramic floor tiles
Walls	Select quality ceramic wall tiles with select paint finish, 100mm high skirting
Bench tops	Select Post form top
Vanity drawer fronts	Select laminated finish
Cupboard carcass	White melamine
Vanity basin	Quality semi-recessed vitreous china basin with one tap hole
Toilet	Quality white vitreous china, duel flush coupled WC suite with heavy seat
Mirror	Wall mounted frameless mirror
Tap ware	Quality mixers
Showers	Select quality showerhead, Framed glass shower screens
Bath to Ensuite	Quality white acrylic bathtub with select quality tap ware
Fixtures	Quality range with chrome plate finish

<b>Living &amp; Dining Areas</b>	
Floor	Select quality ceramic floor tiles with select
Walls	Select paint finish to plasterboard lined walls
Ceiling Fan	Quality ceiling fans
<b>Bedroom &amp; Study</b>	
Floors	Carpet
Walls	Select paint finish to plasterboard lined walls
Ceiling fan	Quality ceiling fans
Built in robe	White melamine shelf with chrome hanging rail, full length mirror finished doors with clear glass and standard ultra silver aluminium frame
<b>Laundry</b>	
Floor	Select quality ceramic floor tiles, 100mm high skirting where required
Walls	Select paint finish to plasterboard lined walls
Splash back	Select ceramic wall tiles
Laundry tub	Select stainless steel laundry tub and cabinet
Tap ware	Select quality mixer and washing machine cocks