BOARDED HALL GREEN – UNIT SPECIFICATIONS

Each block is accentuated by landscaped gardens, underground utilities and energy-saving street lamps all adding to eco-friendly features. The gardens are watered by recycled water from the onsite waste-water treatment system. All units have solar water heating. The perimeter of the entire property is enclosed by wall/fence. There is also a communal pool, washer and dryer facilities and onsite management office.

**Materials and Finishes**

**Structure:**

Foundations: Reinforced concrete on damp proofed membrane on termite treated compact marl fill.

Vertical Structure: 200, 150 and 100mm concrete blocks, with steel reinforcing bars and concrete infill to some cores, along with reinforced concrete to columns and load bearing walls.

Floor slabs: Reinforced concrete slabs and beams including support beam.

Roof: Waterproof membrane, on concrete screed lay to fall to water outlets, on reinforced concrete slabs.

**Internal Finishes:**

Floors: Semi-gloss porcelain tiles butt-jointed on floated finished concrete slabs.

Skirting: Painted treated timber skirting, squared edges and wertled corners.

Walls: One coat cement plaster off wood trowel and one coat trowel plastic.

Kitchens: Cabinets in wood construction with engineered composite material top, stainless steel under mounted sinks. Ceramic tiles to the splash backs.

Bathrooms: Porcelain floor tiles and ceramic wall tiles in shower. Vanity cabinets in wood/ composite filler and engineered composite material top with integral sink.

Ceiling: One coat filler and one coat trowel plastic.

Internal Doors: Timber doors and frames painted.

Bedroom Closets: Purpose made 5/8” wood cupboards, doors and general shelving, painted. Full length mirrors in each bedroom.
External Finishes:

Entrance, lobby corridors and common areas: Colored finished sand screed wood floated.

Walls: One coat of cement plaster, off wood float and one coat trowel plastic.

Windows: Aluminium sash windows in white finish with tinted glass and screens.

Entry and internal doors: Wood frames with solid wood doors.

Balustrade and Handrails: White lattice on wood structural support.

Roof terraces floor: coloured floated finished cement screed.

Electrical supply in kitchen to accommodate:

- 120v for a Microwave
- 120v for a Refrigerator
- 220v for a Cooker
- 220v for a Washer/Dryer

Ironmongery:

Locks in satin nickel with stainless steel hinges.

Hot water:

Solar water heating system with back-up electrical booster.

External Area:

- Swimming pool and pool deck area, with gazebo, wet bar, male & female toilets.
- Car parking in asphalt and concrete topping with concrete curbs.
- Two entrance/exit gates to the development, with electronic security.
- Heavy-duty, coin-operated laundry facilities, to supplement the laundry facilities in each Unit.

OPTIONAL EXTRAS (at extra cost to Purchaser)

- Furniture packages from Dwellings (see Furniture Package section)
- Appliance packages from DaCosta Mannings
- Air-conditioner(s) in bedroom(s) and/or living areas - 24,000 BTU $4,400/ 12,000 BTU $3,520/9,000 BTU $3,000
- Patio awning (ground floor units only) - 12ft x 10 ft - $8,580
- Three (3) 110v electrical points and lights for roof terrace (first floor units only) - $1,650
• Wet bar for roof terrace (first floor units only) - fibre glass construction, shelving, single sink, granite countertop - $4,950
• Ceiling fan(s) in bedroom(s) and living area - 52 in. plywood blades, double light bulbs - $460 ea.

Estimated monthly Common Charges

Each Unit Owner pays a monthly charge for insurance of the Unit, external repairs and maintenance of the buildings, pool, roadways etc., on-site management and any other common expense decided upon by the Board of the Proprietors Unit Plan. Based on 2012 prices and experience in other projects, the developer estimates that the range of such charges for each unit type, including building insurance, is likely to be (per month):

• Studio or 1 Bedroom units - $256
• 2 Bedroom units - $431
• Duplex - $530