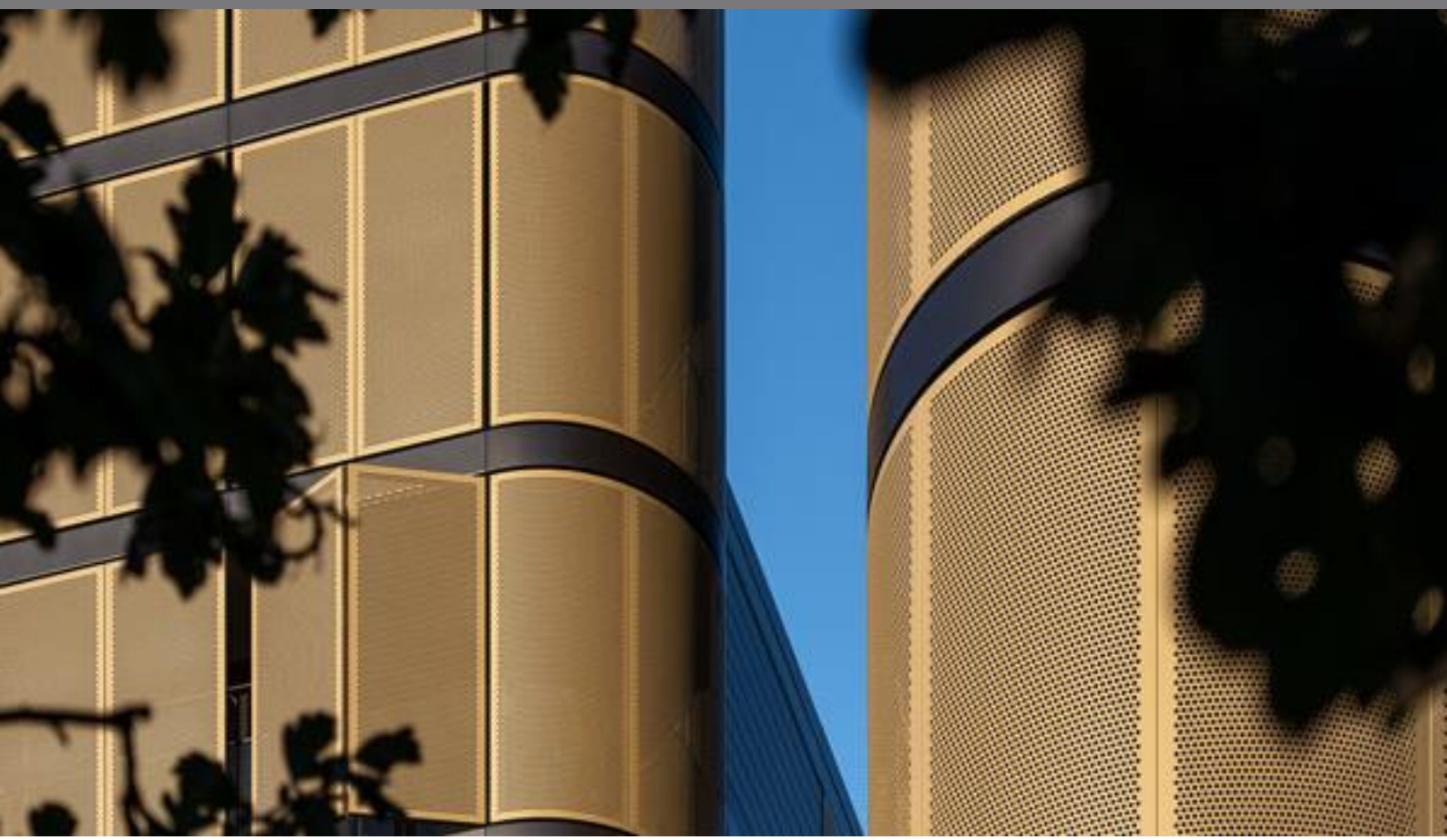
Kashmir Apartments Operation and Maintenance Manual



Version 2.1

Proudly developed by

Art

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Cover Photo: PJ Lilly

1 Welcome

Congratulations on your purchase at Kashmir Apartments. As a resident, you will be able to enjoy the amenities and views captured from the Roof Top Garden and enjoy the convenience of light rail in this unrivalled inner-north location.

Kashmir Apartments has been crafted for you by:

- Art Group (Developer)
- Core Building Group (Builder)
- Stewart Architecture (Architect)
- Redbox Design Group (Landscape Architect)

This manual contains details pertaining to the operation of the complex and the functionality of your apartment.

Please refer to the electronic copies of all manufacturer publications, including warranty details, available on your dedicated Kashmir Apartments Customer Portal at https://kashmir.artgroup.com.au.

2 Moving-in guide

2.1 I am moving into my apartment

To ensure that residents can move in with as little inconvenience as possible and that there is little disruption to other residents, you will be provided access to the strata portal, where you will be sent a link with your unique login details. These will be sent once the Unit Plan has been registered and property settlements are underway.

This portal will contain the details for the process of booking your move in, including the reservation/use of a lift for this purpose as well as other helpful information and resources.

2.2 I am renting my apartment

Note: please do not share this login information with anyone else. If you are planning to rent out your unit, the tenant/s and property managers will be provided with individual logins (with the appropriate access levels), once strata have been provided with their names, email address and mobile numbers.

2.3 Removalists information

Please ensure that your removalists do not impede other residents when parking or accessing your unit or cause any damage to common property. Any repairs required will be the responsibility of the unit owner.

Removalists must not park their vehicles on any gardens or verges.

Lift blankets will be fitted to the interior of the lifts for some protection; however, care should be taken to ensure that the floors, doors and walls of the lift carriage do not receive dents or scratches.

These will remain fitted until such time that the bulk of the move ins have

occurred and then be fitted on an “as needed” basis.

Bulky waste (removalist cartons, packaging, unwanted furniture etc) must not be left on common property including waste rooms. Bulky waste should be disposed of at the Council refuse stations.

3 Building Access

3.1 Addressing

Kashmir comprises of 141 residential apartments. Apartments are numbered as per building and floor level, for example G01 is the first Ground Floor apartment. Your door number will be "LEVEL/DOOR NUMBER" (G01), however your parking space and storage cage number, in addition to the numbering for your unit in the intercom/access system will be "UNIT NUMBER/STREET ADDRESS" – Kashmir has two street addresses. This means that G01 in Building A will be programmed (in the intercom system) and numbered (in basement carparking & on your storage cage) as G01/352.

Building A – 352 Northbourne Avenue, Dickson ACT 2602

Building B – 358 Northbourne Avenue, Dickson ACT 2602

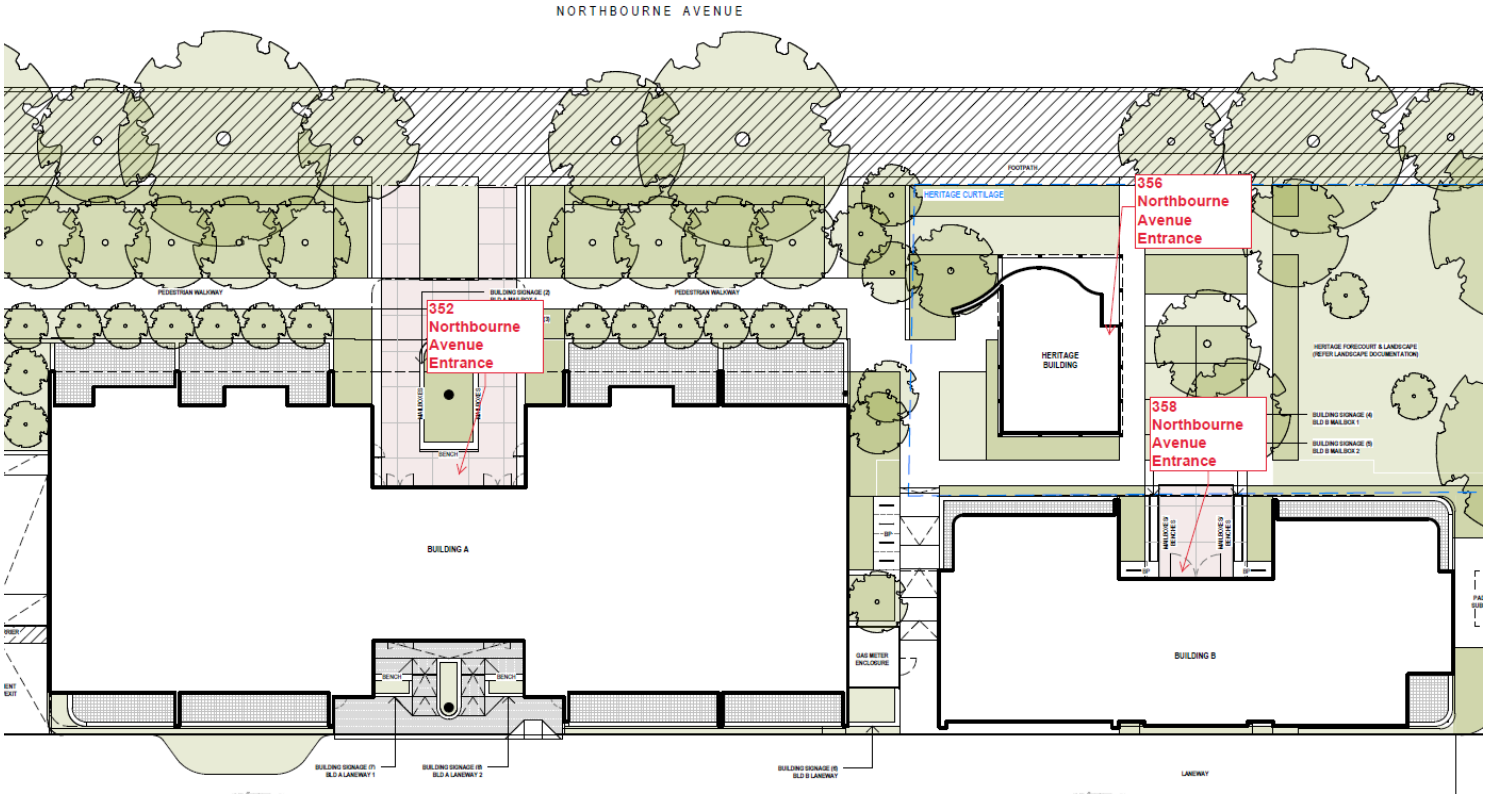


Diagram 1 – Kashmir Apartments Orientation Plan

3.2 Mailbox & Parcel Lockers

Letterboxes are in the public foyers outside your relevant entrance lobby off Northbourne Avenue.

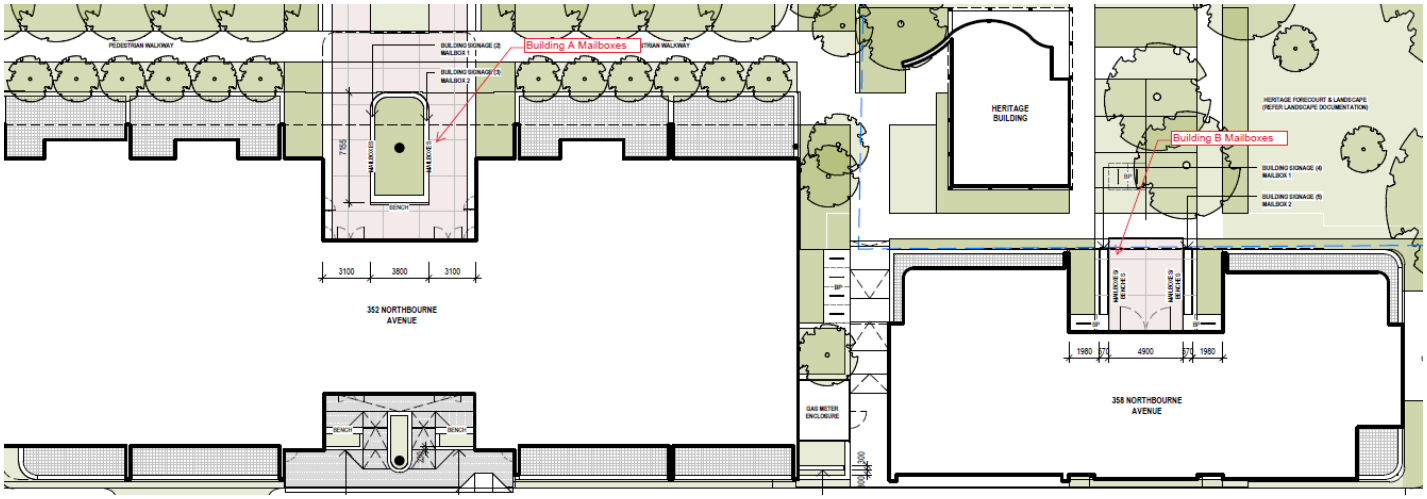


Diagram 2 – Kashmir Mailboxes Location

3.3 Keys & Fobs

i. 1-bedroom apartments are provided with the following:

1. 2 x apartment entry door keys
2. 2 x key fob / Garage remotes
3. 2 x mailbox keys

ii. 2-bedroom apartments are provided with the following:

1. 2 x unit entry door keys
2. 2 x key fob / Garage remotes
3. 2 x mailbox keys

iii. 2-bedroom plus study / 3 and 4- bedroom apartments are provided with the following:

1. 3 x unit entry door keys
2. 3 x key fob / Garage remotes
3. 3 x mailbox keys

Note: your garage remote has integrated key fob functionality and will grant you access to your entry lobby, lift and common areas.

For security purposes, all apartment entry keys are on a registered key system. If these keys are lost or additional keys need to be cut, you must obtain permission from the Strata Manager to have additional keys made.

Each key fob has a unique identifier that allows the fob to be programmed remotely. It is important that you advise the body corporate should you lose or require an additional key fob.

3.4 Resident/ Visitor Pedestrian Access

Residential Pedestrian Access

All residents need to ensure unit entry keys and key fobs are taken with them when leaving the complex and when returning as your unit entry keys and key fobs are required to re-enter the building and your apartment.

Pedestrian Access for 352 Northbourne Avenue

When returning to the complex by foot, and if your apartment is located with 352 Northbourne Avenue, you need to use the Soho Lane Entry or Northbourne Avenue lobby entrance. You will be required to **tag** the sensor located on the left-hand side of the lobby entrance, which will provide you entry into the lobby area. Once gaining access, residents will be able to access the lifts and Ground Floor apartments. The front entry doors have been programmed to lock once you have entered the lobby.

Pedestrian Access for 358 Northbourne Avenue

When returning to the complex by foot, and if your apartment is located with 358 Northbourne Avenue, you need to use the Northbourne Avenue lobby entrance. You will be required to **tag** the sensor located on the left-hand side of the lobby entrance next to the mailboxes, which will provide

you entry into the lobby area. Once gaining access residents will be able to access the lifts and Ground Floor apartments. The front entry door has been programmed to lock once you have entered the lobby.

If in any case your lift is not working, access to the level you reside on can be gained via the stairs adjacent to your nominated lift on Ground Floor.

Visitor Pedestrian Access

Visitors to the complex are required to contact the apartment they are visiting through the Ground Floor intercom panel(s). Accordingly, visitors will be required to **dial** the apartment number they intend on visiting using the intercom on the left-hand side of each lobby entrance. Residents can grant access to visitors for both lobby entry door and lift (restricted to the level that residents reside on) by **pressing** the door release button on their intercom.

3.5 Residential/ Visitor Carpark Access

Residential Vehicular Access

All residents will gain access to their allotted car parking space or spaces via Soho Lane, accessible from Morphett Street. Accordingly, all residents will exit the car park via the ramp, onto the laneway and exit the complex on to Morphett street.

Visitor Vehicular Access

Limited visitor car parking spaces have been provided on B1, B2, and B3. Visitor entry is via the ramp off Soho Lane. Visitors will be required to contact residents via the intercom located at the top of the ramp, or alternatively contact the resident(s) via mobile phone, and get access granted remotely. Residents can grant access to visitors by using their garage remote or **pressing** door release on the intercom.

3.6 Residential Lift Access

Your key fob is programmed with restricted access to only your apartment

lobby entry and lift. It will grant you access to the Roof Top Garden on both buildings noting any restricted times of operation as determined by the Owners Corporation.

To use the lift, you need to **tag** the sensor located within the lift car with your key fob prior to selecting your level.

All apartments within the complex have unrestricted lift access through their appropriate lift core as nominated above to Basement Level 3 (B3), Basement Level 2 (B2), Basement Level 1 (B1), Ground Floor (GF) and Level 9 (L9) Roof Top Areas, which is accessed using 352 and 358 Northbourne Avenue lift cores. Access to other levels and cores of the building is restricted.

Your allocated car parking space or spaces are numbered in accordance with your unit number and street address.

Key fobs have been programmed to open the Soho Lane roller door. To open the roller door on entry and exit, simply **press** the integral button with your provided key fob whilst remaining in your vehicle. The roller doors have been programmed to close automatically once you have safely entered or exited the car park, there is no need to **press** the integral button again to close the door. Note there is no exit loop, and you will need to **press** the button to exit the basement also.

3.7 Emergency Egress

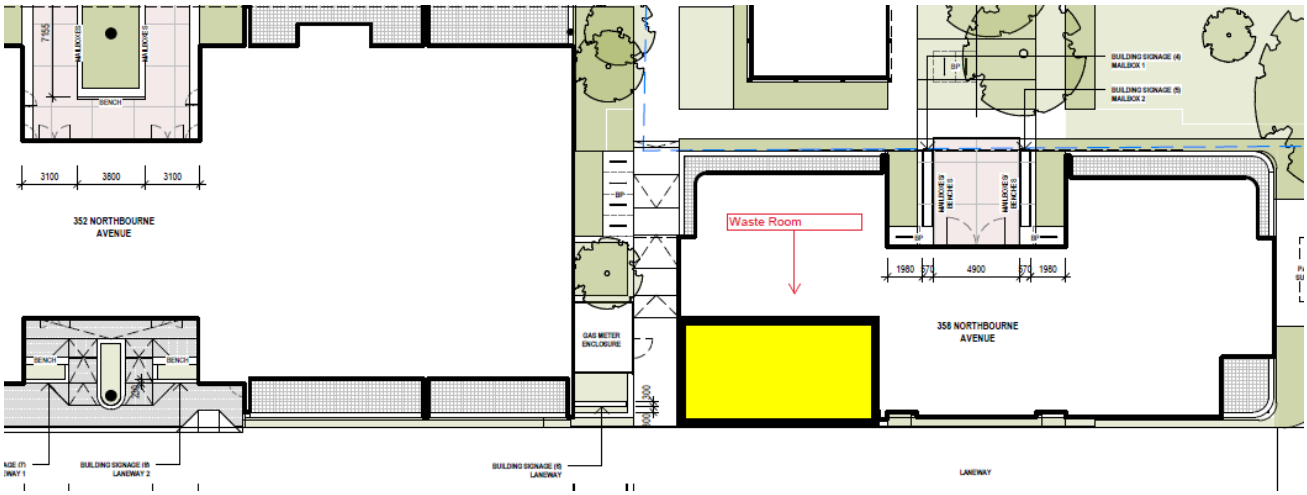
For any situation requiring emergency egress from the building, you are directed to follow the "EXIT" signage, which will lead you from the building. Do not re-enter the building until permitted to do so.

In the event of a fire, the lifts should not be used. There are stairs that can be accessed from all levels of each building, which are located adjacent to the lift and from each lobby.

All emergency egress paths have emergency lighting fitted that will continue to operate even in the event of a power failure.

3.8 Waste

All residents will be required to take both general and recycled waste to the complex's waste areas, located on Ground Floor on the Soho Laneway side. The strata manager will manage the emptying process of both general and recycled receptacles. Residents will be required to use the single-entry door for access into the waste room.



4 Apartment Functionality

4.1 Telephone & Data

Telephone and Data points have been provided in each apartment. It is the responsibility of the owner / occupant to obtain and maintain relevant service account(s) at their own cost.

Please refer to the Customer Portal for specific information about Lightning Broadband and how to apply for relevant services, accounts, and connections.

4.2 Intercom

Each apartment has a wall mounted *HIKVISION* DS – KH6320 – WTE1 intercom system providing visitor access. This intercom system is used to control access for visitors to the complex. Please refer to the enclosed operational manual for detailed instruction on how to operate the *HIKVISION* intercom system through the screen and Intercom Application.

4.3 Free to Air & Foxtel

Free to air TV

Free to air TV can be directly accessed from the TV Aerial outlets provided within the apartment.

Foxtel

Foxtel can be assessed from any TV Aerial Outlet provided within the apartment by the owner / occupier, but it is noted that the owner / occupier must obtain the service account and appropriate equipment (at their own cost) from a Foxtel service provider before the outlets can become operational.

4.4 Electricity & Power

Kashmir has been constructed with an innovative embedded network for electricity.

Please refer to the Customer Portal for specific information about the Origin embedded network and how to apply for relevant services, accounts, and connections.

Electrical load centres (distribution boards) are in all apartments. They have a main switch that can isolate all power to the apartment and several circuit switches that can isolate power on specific circuits. All switches and circuit breakers are clearly labelled.

4.5 Gas

Kashmir has been constructed with an innovative embedded network for gas. Please refer to the Customer Portal for specific information about the Origin embedded network and how to apply for relevant services, accounts, and connections.

A Fisher & Paykel 3-burner gas powered cooktop can be found in each of the kitchens, unless the buyer has selected an alternative cooktop (induction, electric, etc.). The gas cooktop comprises of 2 smaller burners and a large wok burner. The gas cooktop comes with a 1-year manufacturer's warranty.

4.6 Gas Hot Water

There is a Gas Hot Water flow meter within a ceiling access panel, located corridor side of each apartment entry, which is remotely read so there is no need for the service provider to gain entry to any apartment for meter reading purposes.

The Gas Hot Water may be shut off by **turning** the lever valve located within the ceiling access panel, located corridor side of each apartment

entry.

4.7 Cold Water

The Cold-Water system across the project is reticulated via a common supply.

The Cold Water may be shut off by turning the lever valve located within the ceiling access panel, located corridor side of each apartment entry.

4.8 Trade Contacts

For your reference, the following is a list of businesses that provided specialist trade services during construction of the project. Please refer to **Appendix A** (page 40) for Subcontractor/Service Contacts.

Carpet & Timber Flooring:	All Floors Commercial
Balustrades & Screens:	Serafin Glazing and Aluminium
Plumbing:	Multitude
Tiling & Paving:	Magnate Tiling
Electrical:	JCL Electrics
Air Conditioning and mechanical fans:	Canberra Mechanical Services (CMS)
Painting & Door Hardware:	SNY Construction
Shower Screens and Wardrobes:	Kovac Interiors
Security & Access	JCL Electrics
Joinery:	Blueprint Projects
Windows:	Hi-Style Windows
Fire Service:	FS solution

5 Care & Maintenance

The following is a summary of some key instructions on specific items associated with your apartment. For full instruction manuals, specifications, and warranty details, please refer to manufacturer manuals electronically provided on the Customer Portal.

5.1 Oven

A *Fisher & Paykel* built-in oven has been installed in your apartment at Kashmir. Warm soapy water and a non-abrasive cloth or wipe should be used to clean your oven after each use. Depending on frequency and use of the oven, a more robust oven cleaning agent may be required at certain intervals (as determined by the user).

5.2 Cook Top

A *Fisher & Paykel* Gas/Induction ceramic glass cooktop has been installed in your apartment at Kashmir. *Fisher & Paykel* advise that the ceramic glass cooktop be regularly cleaned using warm soapy water then wiped with a microfibre or glass cloth to avoid damaging the cooktop. *Fisher & Paykel* strongly advise that steam cleaners, scourers, or any harsh and/or abrasive cleaning agents should not be used to clean the ceramic glass cooktop. Failure to adhere to these instructions will likely cause damage to your cooktop and void the manufacturer's warranty.

5.3 Range Hood

A *Fisher & Paykel* Built-In Integrated Range Hood has been installed in your apartment at Kashmir. Maintaining the cleanliness of the aluminium grease filters is essential for the correct function of the range hood. This should be washed regularly in warm soapy water and left to dry thoroughly prior to reinstating. Fisher & Paykel advise that the cleaning of the aluminium grease filters should occur once a month as a minimum, and that no abrasive or oil-based cleaners should be used.

5.4 Integrated Refrigerators

If selected, a *Fisher & Paykel* ActiveSmart Integrated French Door Refrigerator has been installed in your apartment at Kashmir. *Fisher & Paykel* advise that the exterior and interior surfaces should be washed with warm soapy water and wiped off with a lint-free cloth. *Fisher & Paykel* advise that no abrasive/stainless steel cleaners or any solvents be used to clean the interior and exterior of the integrated fridge.

Fisher & Paykel recommend that the magnetic door gasket is cleaned every 3 months with a toothbrush and warm soapy water.

5.5 White Goods/Appliances

Integrated Dishwasher

A *Fisher & Paykel* Integrated Dishwasher has been installed in your apartment at Kashmir. *Fisher & Paykel* recommend cleaning the surfaces using warm soapy water and a non-abrasive lint-free cloth, taking care not to wet the LCD display. In addition, *Fisher & Paykel* recommend that the drain filter and filter plate in each drawer is removed and cleaned once a month, while the spray arm should be cleaned when required.

Fisher & Paykel strongly advise that no abrasive, plastic and/or stainless-

steel scouring pads are used to clean the dishwasher, as well as any solvent cleaner, acid cleaner, alkaline cleaner, hand washing liquid and/or soap, stainless steel cleaners, polishes, and laundry detergents.

Washer/Dryer

A *Fisher & Paykel* front loader washer dryer has been installed in your apartment at Kashmir. *Fisher & Paykel* advise regular cleaning of the front loader washer dryer to prolong its functionality. It is strongly recommended that the outer surfaces and detergent dispenser drawer of the washer dryer be cleaned using warm soapy water and a non-abrasive cloth or wipe, avoiding the control panel. It is recommended after every 100 cycles that the washer dryer is put in a "drum clean" return cycle.

5.6 Fixtures and Fittings Product list

Inclusion List - 352 - 358 Northbourne Ave

CORE BUILDING GROUP PTY LTD (COREBGRO116A-OR2057809)

Brand	Class Group Name	Product Code	Description	Warranty Years	Labour Years
			PLUMBING		
DURAVIT	BASINS	0315550000	Vero 550mm Countertop Basin w/-O/F 1TH	2	0
PACOJAANSO	BASINS	ISV10SZ77053SV	Isvea Soluzione 530mm Undercounter Basin NTH - White	15	1
PACOJAANSO	BATHACCESS	HIRD8005BN	Toledo Robe Hook - Brushed Nickel	7	0
PACOJAANSO	BATHACCESS	HIRD8005GM	Toledo Robe Hook - Gun Metal	7	0
PACOJAANSO	BATHACCESS	HIRD8005MB	Toledo Robe Hook - Matte Black	7	0
PACOJAANSO	BATHACCESS	HIRD8015BN	Toledo Toilet Roll Holder - Brushed Nickel	7	0
PACOJAANSO	BATHACCESS	HIRD8015GM	Toledo Toilet Roll Holder - Gun Metal	7	0
PACOJAANSO	BATHACCESS	HIRD8015MB	Toledo Toilet Roll Holder - Matte Black	7	0
PACOJAANSO	BATHACCESS	HIRD8020BN	Toledo Hand Towel Rail 300mm - Brushed Nickel	7	0
PACOJAANSO	BATHACCESS	HIRD8020GM	Toledo Hand Towel Rail 300mm - Gun Metal	7	0
PACOJAANSO	BATHACCESS	HIRD8020MB	Toledo Hand Towel Rail 300mm - Matte Black	7	0
PACOJAANSO	BATHACCESS	HIRD8030BN	Toledo Single Towel Rail 600mm - Brushed Nickel	7	0
PACOJAANSO	BATHACCESS	HIRD8030GM	Toledo Single Towel Rail 600mm - Gun Metal	7	0
PACOJAANSO	BATHACCESS	HIRD8030MB	Toledo Single Towel Rail 600mm - Matte Black	7	0
PACOJAANSO	BATHACCESS	HIRD8060BN	Toledo Metal Shower Shelf - Brushed Nickel	7	0
PACOJAANSO	BATHACCESS	HIRD8060GM	Toledo Metal Shower Shelf 430mm - Gun Metal	7	0
PACOJAANSO	BATHACCESS	HIRD8060MB	Toledo Metal Shower Shelf 430mm - M/Black	7	0
PACOJAANSO	CISTERNS	PJG30050071BLK	Breeze Round Dual Buttons & Pushplate - Black	1	0
PACOJAANSO	CISTERNS	PJG30050071BN	Breeze Round Dual Buttons & Pushplate - Brushed Nickel	1	0
PACOJAANSO	CISTERNS	PJG30050071GM	Breeze Round Dual Buttons & Pushplate - Gun Metal	1	0
PACOJAANSO	MIXERS	HI38112BN	Basin Mixer - Brushed Nickel	15/7	1
PACOJAANSO	MIXERS	HI38112GM	Basin Mixer - Gun Metal	15/7	1
PACOJAANSO	MIXERS	HI38112MB	Basin Mixer - Matte Black	15/7	1
PACOJAANSO	PANS	LT1003DRHY2007	Lucerne Rimless W/Faced Pan w/- Standard SC Seat	15/1	1/0
PACOJAANSO	SHOWERS	HIRDN976A283BN	Rondo Twin Shower w/- Microphone H/Shr & Rnd Rose (3S) - Brushed Nickel	7	1
PACOJAANSO	SHOWERS	HIRDN976A283GM	Rondo Twin Shower w/- Microphone H/Shr & Rnd Rose (3S) - Gun Metal	7	1
PACOJAANSO	SHOWERS	HIRDN976A283MB	Rondo Twin Shower w/- Microphone H/Shr & Rnd Rose (3S) - Matte Black	7	1
PACOJAANSO	SINKMIXER	ALSHD4232	Rondo G/Neck Sink Mixer (6S) - Chrome	15/7	1
PACOJAANSO	SINKMIXER	ALSHD4232BN	Rondo Sink Mixer w/- G/Neck Spout (6S) - Brushed Nickel	15/7	1
PACOJAANSO	SINKMIXER	ALSHD4232GM	Rondo G/Neck Sink Mixer - Gun Metal	15/7	1
PACOJAANSO	SINKMIXER	ALSHD4232MB	Rondo G/Neck Sink Mixer (6S) - M/Black	15/7	1
PACOJAANSO	SINKMIXER	BC094GM	Breeze Sink Mixer w/- Pullout Spray (5S) - Gun Metal	15/7	1
STYLUS	SINKMIXER	631601C4A	Verdi Sink Mixer (4S)	5/3	1
PACOJAANSO	SINKS	A01G	Corsica 408mm Sgl Bwl Universal Sink NTH - S/Steel	Life	1
PACOJAANSO	SINKS	CDS810L58	Palermo 580mm Sgl Bowl Universal Sink NTH - S/Steel	Life	1

Brand	Class Group Name	Product Code	Description	Warranty Years	Labour Years
PACOJAANSO	SINKS	CDS810L58R19GM	Palermo 580mm Sgl Bowl Universal Sink NTH - Gun Metal	Life	1
PACOJAANSO	SINKS	CDS810L58R19PVD	Palermo 580mm Sgl Bowl Universal Sink NTH - Black	Life	1
PACOJAANSO	SINKS	CDS82076R19PVD	Palermo 760mm Dbl Bwl Universal Sink NTH - Black	Life	1
MILLENNIUM	TAP SETS	3WWMCA	Economy 3 Way Mini Tap - C/Disc	15	1
FORME	WASTES	FD11XS90T	Square Waste - Tile Insert 110x110x36mm	5	0
PACOJAANSO	WASTES	HIP&W03NO	Mushroom Basin Plug & Waste 32/40mm NO O/Flow- Chrome	1	0
PACOJAANSO	WASTES	HIP&W03NOBN	Mushroom Basin Pop Up Waste 32/40mm NO O/Flow - Brushed Nickel	1	0
PACOJAANSO	WASTES	HIP&W03NOGM	Mushroom Basin Plug & Waste 32/40mm NO O/Flow- Gun Metal	1	0
PACOJAANSO	WASTES	HIP&W03NOMB	Mushroom Basin Plug & Waste 32/40mm NO O/Flow- Matte Black	1	0
Appliances					
F&P	COOKTOPS	CG603DNGGB4	60cm 3 Burner Gas on Glass Cooktop w/ Wok NG - Black	2	2
F&P	COOKTOPS	CI604DTB4	60cm Induction Cooktop w/ 4 Cooking Zones - Black	2	2
F&P	DISHWASHER	DD60DI9	Double Integrated DishDrawer 14 Place Settings	2	2
F&P	DISHWASHER	DD60STI9	60cm Single Integrated Tall DishDrawer	2	2
F&P	DISHWASHER	DW60U6I1	60cm Fully Integrated Dishwasher	2	2
F&P	LAUNDRY	WD7560P1	7.5Kg/4kg Washer Dryer Combo	2	2
F&P	OVENS	OB60SC6LEB1	60cm Exclusive Oven w/ 6 Functions - Black S/S	2	2
F&P	RANGEHOODS	HP60ICSX3	60cm Undermount Rangehood S/S	2	2

5.7 Intercom

The intercom is an indoor station with multi-unit entry capabilities. This system is installed in all apartments and at primary entry points within the complex. It is equipped with a talk, door release, and optional service button. When a visitor calls, the apartment station rings and can be answered by using the talk button.

The front door entry intercom station can be used by visitors to communicate with a resident. The unit number must be entered, and call button engaged (as per manual) to make contact to the unit intercom station.

5.8 Air Conditioning

Your apartment has been fitted with a split system *LG* air conditioner. The Smart *ThinQ* app will need to be installed so that you can control your AC from your smartphone. Your split system is comprised of a wall-mounted head unit, and an outdoor condenser unit which is located in one of the rooftop plant areas. One remote control is provided in each AC unit.

To ensure your *LG* air conditioner remains clean, it is imperative to maintain the air filter properly. The air filter can be accessed via the front panel of your wall-mounted (internal) split system unit and removing the frame/filter fabric assembly. This frame/filter fabric assembly should be cleaned regularly by lightly vacuuming and wet washing with clean water. The frame/filter fabric assembly should be left to dry completely prior to re-inserting into the split system unit. Your air filter must always be installed whilst the unit is in operation.

Please refer to the Customer Portal for operation manual and details instructions on how to operate Air conditioning with remote control and Smart *ThinQ* app.

5.9 Light Fittings

All light fittings installed in apartments are an LED type fixture. The recommended average life of each fitting is approximately 35,000 hours so there is minimum care & maintenance required. The LED light fittings are provided with a driver unit which is concealed the ceiling cavity, and this is plugged into a power plug base. In the event a light fitting ceases to work, the globes cannot be replaced, and the entire sealed light fitting unit/housing will require replacement. If a light ceases to work, it is also recommended to check the driver unit hasn't failed prior to discarding the sealed lighting unit.

5.10 Smoke Detector

All units at the Kashmir apartments are equipped with at least one smoke detector placed within the apartment. The alarm is fully mains powered with a 9V battery backup in case of power failure to ensure your unit will be operational at all times.

Audible and visual indicators will activate when to any alarm condition occurs, or to alert the occupant of a low battery status. When activated, the alarm sounds to alert occupants.

There is a large test/hush button on the unit that can be used to regularly test it for normal function, or to silence the unit in the case of an unwanted alarm. If activated, the smoke alarm will automatically resume normal operation after approximately 10 minutes. If a fire hazard is present and smoke continues to rise, while the smoke alarm is in hush mode, it will reactivate.

Legrand (manufacturer) advise that the 9V battery should be checked at least once a month to maintain proper function. Additionally, it is important that the battery is changed twice a year to ensure that battery backup is available at all times.

To ensure full functionality of your smoke detector(s), please check the battery upon moving in. If your smoke detector is beeping intermittently, the battery may have been installed back to front. This is done to maintain battery life during construction.

5.11 Sprinkler

Fire sprinklers are found throughout each apartment in each room, i.e. in the kitchen, in the living & dining room, in the bathroom, in the laundry and in the bedrooms and studies. Sprinklers are also located on the balconies.

It is recommended that objects are kept a minimal distance from the sprinklers in order to prevent sprinklers being impeded/blocked or objects causing sprinkler malfunction.

5.12 Exhaust Fan

Exhaust fans are located in each of the laundries and the bathrooms. These exhaust fans run on timers with the light switch and are automated to turn off after 3-5 minutes so as to expel any additional condensation.

5.13 Door & Window Hardware

All internal swing door handles have a 2-year warranty. The exact model of these door handles is *Madinoz* MDZ CSL 30. All internal cavity sliding

door handles are equipped with a finger-pull. All bathroom doors, both swing doors and cavity sliding doors, are equipped with a locking mechanism accessible only from inside the bathroom.

All front doors to apartments are fitted with a closing mechanism that closes the door automatically. The flat backplate to the closer should be relatively loose in order to facilitate access to the mechanism in the case of maintenance.

All external sliding doors and swing doors to the balcony are equipped with a latching mechanism and are lockable via key.

5.14 Paint

The following *Dulux* paint has been applied to your apartment:

- General Ceilings – Enviro2 Interior Tintable Ceiling Flat - Vivid White PW1H9
- Walls – Enviro2 Interior Low Sheen, Whitsunday Island SW1G4
- Entry Doors (Unit Side) – EnvirO2 Water Based Enamel Semi Gloss, Whitsunday Island SW1G4
- Entry Doors (Corridor Side) – EnvirO2 Water Based Enamel Semi Gloss, Malay Grey SN4H6
- Skirtings, Architraves – EnvirO2 Water Based Enamel Semi Gloss - Vivid White PW1H9
- Blade Walls – AcraTex AcraShield Advance Matt - AUAC00049

In general, warm soapy water and a soft cloth is best for flat, low sheen and satin sheen levels in water-based paints.

Oil based gloss and satin enamels have higher film strength, and most marks simply wipe off, mild liquid detergent will assist with stubborn marks.

Mould is best removed with a solution of one-part bleach to four and rinsed clean with fresh water.

It is important to avoid abrasive cleaners. Although they might effectively

remove the mark, they may also damage the paint film. Solvent based cleaners, wax based cleaner and cleaners that leave a residue, should be avoided.

Detergents emulsify the mark or stain, and soft cloths pick up the residue.

Each mark or stain should be cleaned off at the earliest opportunity with the appropriate cleaning agency for the product used.

In principle, the best results are obtained when marks are treated immediately. Difficult stains on flat, low sheen, satin or gloss finished may be treated carefully with cleaners such as liquid sugar soap. **Spray** the area first, then **wipe** with a clean dry cloth. When the cloth becomes soaked with the cleaner, continue to **rub** the targeted area until clean.

5.15 Joinery

General care of your joinery requires regular dusting and damp wet cloth and an occasional **wipe** down with non-abrasive detergents. Additional information for care and maintenance is provided on the Customer Portal.

5.16 Stone Benchtops

Caesarstone surfaces require very little maintenance to keep them looking like new. For everyday, routine cleaning of Caesarstone we recommend **wiping** the surface with warm soapy water (a mild detergent) and a clean damp cloth, or use Caesarstone Cleaning Wipes or Caesarstone Spray Cleaner. Do not use the cloth you use to **wash** the dishes / other surfaces, as it may transfer oils and other contaminants to the Caesarstone surface.

As Caesarstone is virtually non-porous, it will keep its lustrous gloss and ultra smooth surface which never needs polishing or sealing. Never attempt to **polish** the surface and avoid prolonged rubbing in one spot when cleaning.

5.17 Carpet

Godfrey Hirst Carramar Fyans carpet has been installed in apartments at Kashmir. *Godfrey Hirst* recommend vacuuming your carpet thoroughly and frequently, particularly in high traffic areas. This will prolong the life, endurance, and appearance of your carpet. All spillages and stains require prompt and immediate attention to avoid the penetration of a stain into the carpet fibres.

The brochure is provided on the Customer Portal for the carpet specifications and guarantees, as well as all information for general maintenance and care including vacuuming and steaming of the product.

Godfrey Hirst recommend that under no circumstances should any cleaning product containing optical brighteners, bleaching agents or chlorine-based cleaning be used to clean the carpet. Note your carpets have not had a scotch guard/material protection treatment.

5.18 Timber Flooring

If the timber flooring upgrade was selected at the time of your apartments purchase, it has been fitted with Nature's Oak timber flooring.

It is recommended that the utmost care is taken when moving heavy items such as furniture across the floor. Always use wood strips, floor protection or runways to protect the floor, even if the heavy objects are equipped with wheels or rollers.

It is recommended for the first three weeks that you only wear socks or bare feet on the timber floor, and that you avoid washing the floor during this time. Use limited water and liquid cleaning product to wipe up any spills to avoid liquid seeping into the timber.

Dirt and grit can cause damage to the timber floor. It is recommended that you use dirt trapping mats and carpets to prevent dirt, sand, and grit from being tracked inside. In addition, it is recommended that protective pads are fitted to the underside all legs of chairs, tables, and other furniture to prevent damaging the timber floor.

It is recommended that you avoid household detergents, chemicals, and abrasive products when cleaning the timber floor.

5.19 Tiles

It is recommended to clean tiles regularly to avoid build-up of hard deposits. Most all-purpose cleaners work well. For a home-made solution, use hot water and a dash of methylated spirits or white vinegar. Avoid all soap-based products as they can leave a thin film on the tiles that will attract more dirt.

Do not use powder-based cleaners as they may scratch the surface. All cleaning solutions used must be thoroughly removed from the tiles by rinsing with clean water. When cleaning grout joints, a plastic bristle brush is recommended. Steel wool pads should not be used as they leave steel particles which may cause rust stains and can scratch the surface.
Please contact Body Corporate/Building Manager in regards to spare tiles before going to the supplier.

5.20 Shower Screens and Mirrors

Regular cleaning and maintenance are required for glass, mirrors, and anodized elements so as to maintain their appearance.

Mirrored glass will maintain its appearance as long as you never use any chemical, alcohol or ammonia-based cleaning solvents on it. These will penetrate the substrate and can cause ‘glass creep’.

Glass creep is the appearance of unsightly black marks (normally around the edge of the glass) caused by the gradual erosion of the glass coating.

We recommend mild soapy water and a leather chamois to clean your mirrors. A ball of newspaper will remove any streaking.

The anodised finishes possess excellent resistance to corrosion, discolouration, and wear. However, harsh chemicals, abuse or neglect can damage the aesthetics of the finish. The simplest procedure for cleaning is to wipe the surfaces with a soft, water moistened cloth.

For stubborn dirt, a mild detergent should be used with a soft brush or sponge. Do not use abrasive household cleaners, steel wool, hard brushes or excessive abrasive rubbing as this will wear, damage, and dull the finish.

Do not use any strong cleaners on glass and other components where they might come in contact with the aluminium. Never use alkaline, acidic, or abrasive based cleaning products.

5.21 Sanitary Fittings & Fixtures

The bathrooms and ensuites are equipped with a *Lucerne* back-to-wall floor pan with a slim-flat seat. This toilet has an efficiency rating of 4 stars and consumes on average 3.5L. It comes with a 15-year limited Manufacturer's Warranty, as well as a 1-year limited Commercial Warranty. The bathroom basin is undermount and ceramic and is from the *Soluzione collection*. The shower arms are Rondo shower columns, comprising of a swivel head unit as well as loose handset. This shower arm has an efficiency rating of 3 stars, consumes 6-6.5 L/min and comes with a 5-year replacement warranty. The apartments that have a bath use an acrylic freestanding bath with a capacity of 207L.

The kitchens are equipped with an undermount *Palermo* sink, which has a 25-year replacement warranty. The laundries are equipped with an undermount *Corsica* single-bowl sink which comes with a life-time limited manufacturer's warranty and a 1-year limited commercial warranty. Euro laundries are equipped with an above-counter Vero Vanity basin, and a single handle Stylus Tapware Verdi mixer.

5.22 Tapware

Kitchens are equipped with a *Rondo* gooseneck mixer with an efficiency rating of 6 stars. This has a 15-year limited manufacturer's warranty. The laundries are equipped with a *Rondo* gooseneck laundry mixer. The euro laundries are equipped with a *Stylus* Tapware VERDI Sink Mixer in chrome. The bathrooms and ensuites are equipped with a Rondo basin mixer.

5.23 Floor Wastes

There are floor wastes located in each of the wet rooms. They are found under the washer/driers in the laundry, as well as in the showers and under the vanity units in the bathrooms and ensuites. It is recommended that no solids or oils are disposed into the floor wastes, as this may cause blockage and malfunction of the drainage systems.

5.24 Glazed Windows and Doors

Visual inspection of windows, both internally and externally, is recommended to ensure that they are maintained correctly. This will allow you to monitor the condition of the apartments appearance, and also allow early detection of any deterioration that may require immediate rectification.

A lack of care and maintenance may lead to early failure of the building components.

Ensure that glazing is cleaned regularly by gently removing all dust, cobwebs and the like using hot soapy water and a sponge. Cleaning with a squeegee is the best method for removal of the water from the surface, followed by the use of a chamois or a dry rag – this will avoid visible water lines after cleaning.

All external, inaccessible glazed windows will be cared for and cleaned by Strata Management.

5.25 Balustrades

Glass balustrades have been installed on the balconies at Kashmir. Continual care and maintenance of the balustrade is a priority in order to maintain its appearance. This consistent cleaning will decrease surface contamination and mitigate the formation of deposits which may lead to a reduction in the life of the balustrade system.

Frequent cleaning with mild soapy water and a cotton cloth is recommended. Any discoloration or corrosion should be removed as soon as possible, or permanent discoloration and pitting of the surface could occur.

5.26 Bifold Aluminium Screens

Bifold aluminium screens can be found on Levels' 2-8 (inclusive), with the exception of Level 5. These screens can be stowed and locked in line with the façade of the building using the pull up latch / drop bolt in the centre of the screen pairing. Alternatively, when the screens are open, they can be folded to one side and locked in position using the tensile wire locking mechanism, which can be locked using a key provided with your unit (if screens are included in your unit).

It is mandatory to have the screens in the locked position when both open and closed; this will prevent any damage that may be caused due to screens swaying in the winds.

5.27 Storage Cages

Storage cages are located in all basement levels behind your designated parking spot. The cage walls are made of aluminium, with a mesh roof. These cages can be latched closed and locked with a small padlock or

combination lock.

5.28 Electric Vehicle Charger (if applicable)

Electric car charges are located in the basement adjacent to your parking spot (if you've selected and paid for an Electric Vehicle Charger).

Please refer to the Kashmir Customer Portal for service call information on the above items.

6 Communal Facilities

6.1 Residential Entry for Communal Facilities

The communal facilities include the internal and external lobbies, basements, fire stairs, Soho Lane, and the rooftops of both buildings.

- Soho Lane: access via Morphett Street.
- 362 & 368 Northbourne Avenue Lobbies: Access from the sidewalk along Northbourne Avenue.
- Basements: Access with vehicles via the ramp on Soho Lane.
- Fire Stair: Access via the central fire stair in Building A, the fire stair in Building B.
- Lifts: Access with all three lifts.
- Rooftops of both Building: The rooftops can be accessed via either fire stairs, or the lifts in both buildings respectively.

6.2 Rooftop Gardens

The Rooftop Gardens are located on Level 9 on both buildings and can be accessed via the lift(s) or fire stairs.

Access to and use of the rooftops and their amenities will be determined by Strata Management. There is no access to any other rooftop areas such as plant areas etc.

6.3 Barbeque

Kashmir residents have been provided with an electric BBQ and is located on Level 9 in 352 Northbourne Avenue. Booking requirement of the Barbeque will be determined by Strata Management. Please refer to the Customer Portal for information about use of the BBQ.

6.4 Landscaping

All common area landscaping, including the rooftops, and street frontages, are irrigated and maintained by Strata Management.

6.5 Common Area Internet

Wi-Fi access portals can be found in both the lobbies, as well as in the ground floor landscape and in both rooftop gardens. Please contact Strata Management for the respective passwords.

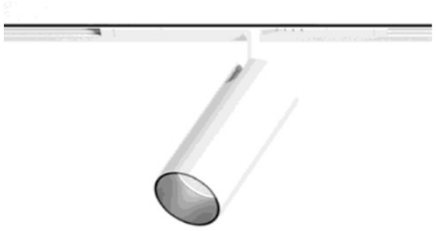
Appendix A: Subcontractor/Service Contacts

NAME	TRADE	CONTACT NUMBER	CONTACT EMAIL
Histyle	Windows	(02) 9648 3981	info@histylewindows.com.au
ALL FLOORS	Flooring	0418 493 096	brian_allfloors@outlook.com
SNY	Painting	0404 409 806	account@snyconstruction.net
Multitude	Hydraulics	0413 687 684	admin@multitudes.com.au
Enviromech	Mechanical/ AC	(02) 6239 1888	admin@enviromech.com.au
KEY INTERIORS	Cladding	0412 504 355	bguan@keysconstructions.com.au
Kovac	Robes	0488 243 253	info@kovacinteriors.com
HNC	Appliances	(02) 6202 2000	NewServiceJobsHNC@au.harveynorman.com
SNY	Dry Walls & Ceilings	0401 191 946	yangz@snyconstruction.net
KOVAC	Shower Screens	0488 243 253	info@kovacinteriors.com
MAGNATE	Tiling	0406 181 818	info@magnatetiling.com.au
JCL	Electrical	(02) 6260 2488	matt@jclelectrics.com.au
Serafin	Balustrades	0455 345 555	sgaserafin@gmail.com
FS solution	Fire Services	1300 131 357	services@fssolutions.com.au
SCHINDLER	Lifts	(02) 6129 8600	christian.nunnari@schindler.com

Appendix B: Finishes Schedule & Supplier list

See the following pages.

Code	Description	Location	Size / Finish / Colours	Manufacturer / Supplier	Image
APARTMENT GENERAL					
PAINT FINISHES					
PF1	Paint Finish - Walls	General Walls	**Type:** Dulux Wash and Wear plus+ **Range:** Wash and wear **Colour:** White **Finish:** Low Sheen Paint **Code:** Whitsunday Island SW1G4	Dulux	
PF2	Paint Finish - Ceilings, Skirting & Architraves	General Ceilings, Skirting & Architraves	**Type:** Dulux Enviro2 Tintable Ceiling White **Range:** Enviro2 **Colour:** White **Finish:** Low VOC **Code:** Whitsunday Island SW1G4	Dulux	
PF3	Internal Doors	Internal Doors	**Type:** Dulux Enviro2 Tintable Ceiling White **Range:** Enviro2 **Colour:** Malay Grey **Finish:** Low VOC **Code:** Malay Grey SN4H6	Dulux	
LIGHTS					

LF1	LED Strip Light	Kitchen/Bathroom	**Type:** MAK Micro **Range:** **Colour:** White **Finish:** Opal Diffuser **Size:** 7.5 mm W x 7 mm H **Code:** - **Colour Temp:** 3000K **Dimmable:** NO **Mounting:** Recessed	N/A	
LF2	Downlight	Kitchen	**Range:** Hoop Edge **Colour:** EST CORE **Finish:** White **Size:** 90 mm Ø x *100 H **Code:** - **Colour Temp:** 3000K **Dimmable:** YES **Mounting:** Recessed	Pierlite	
LF5	Track Lighting	Kitchen	**Type:** **Range:** **Colour:** White **Finish:** White **Size:** Ø 55 mm x 155 mm H **Code:** - **Colour Temp:** 3000K **Dimmable:** YES **Mounting:** Recessed	Atom	

KITCHEN FIXTURES AND APPLIANCES

SNK1	Single Bowl Sink	Kitchen	**Type:** Palermo **Range:** - **Colour:** Black / stainless steel **Finish:** stainless steel **Dimensions:** 580mm (W) x 440mm (D) x 200mm (H) x 1.2mm (T) **Code:** CDS810L-58-R19-PVD	Paco Jaanson	
OV1	Oven	Kitchen	**Type:** Contemporary Oven, 60cm, 6 Function Oven, Clock, Fan Forced, full telescopic, 85L **Range:** Series 5 **Colour:** Stainless steel / black glass **Finish:** stainless steel **Dimensions:** 598mm (H) x 596mm (W) x 565mm (D) **Code:** OB60SC6LEB1(82189)	Fisher & Paykel	
CT1	Glass Cooktop	Kitchen	**Type:** Minimal Gas on Glass Cooktop, 60cm **Range:** Series 9 **Colour:** Black **Finish:** - **Dimensions:** N/A **Code:** CG603DNGGB4(81988)	Fisher & Paykel	
DW1	Dishwasher	Kitchen	**Type:** Integrated Single Dishwasher **Range:** Series 9 **Colour:** Wood **Finish:** - **Dimensions:** 454mm (H) x 599mm (W) x 571mm (D) **Code:** DD60STI9	Fisher & Paykel	

FR1	Fridge	Kitchen	**Type:** Integrated 800mm Active Smart Fridge slide-in Panel Ready **Range:** Series 7 **Colour:** - **Finish:** - **Dimensions:** 1789mm (H) x 796mm (W) x 606mm (D) **Code:** RS80A1	Fisher & Paykel	
RH1	Rangehood	Kitchen	**Type:** Integrated 60cm - PowerPack Rangehood - F&P **Range:** Series 3 **Colour:** - **Finish:** Stainless Steel **Dimensions:** 325mm (H) x 492mm (W) x 277mm (D) **Code:** HP60ICSX3(50133)	Fisher & Paykel	
BIN1	Integrated Bin	Kitchen	Dimensions: W355*H355*D480mm	N/A	

LAUNDRY FIXTURES & APPLIANCES					
TPS4	Gooseneck Laundry Mixer Chrome	Laundry	**Type:** Rondo **Range:** - **Colour:** - **Finish:** Polished Chrome **Dimensions:** - **Code:** ALS-HD4232	Paco Jaanson	

TPS6	Washing Machine Cock	Laundry	**Type:** Millenium Economy 3 Way Mini Tap **Range:** Economy **Colour:** - **Finish:** Stainless Steel **Dimensions:** W67.5 x D60.8 x H30mm **Code:** 567.33.046	Millenium	
TPS7	Trough Mixer	Euro Laundry	**Type:** Stylus Tapware VERDI Sink Mixer **Range:** - **Colour:** - **Finish:** Chrome **Dimensions:** - **Code:** 631601C4A	Stylus	
SNK3	Countertop Basin	Euro Laundry	**Type:** Vero Vanity Basin **Range:** - **Colour:** White **Finish:** - **Dimensions:** 550mm (W) x 465mm (D) x 180mm (H) **Code:** 031555	Duravit	
SNK4	Single Bowl Sink 408x458 Stainless Steel	Laundry	**Type:** Corsica **Range:** - **Colour:** - **Finish:** Stainless steel **Dimensions:** 408mm (W) x 458mm (D) x 228mm (H) x 1.2mm (T) **Code:** A01-G	Paco Jaanson	

WDR1	Combi Front Load Washer Dryer	Laundry	**Type:** Combi Front Loader Washer Dryer 7.5kg/4kg - F&P **Range:** - **Colour:** White **Finish:** - **Dimensions:** 600mm (W) x 590mm (D) x 850mm (H) **Code:** WD7560P1(92237)	Fisher & Paykel	

BATHROOM PLUMBING FIXTURES					
WC1	Toilet	Bathroom	**Type:** Luceme BTW Floor Pan with Seat-Rimless **Range:** - **Colour:** White **Finish:** - **Dimensions:** 360mm (W) x 580mm (D) x 430mm (H) **Code:** LT-1003D-R	Paco Jaanson	
FW1	Waste	Bathroom	**Type:** Square waste-tile insert **Range:** - **Colour:** - **Finish:** - **Dimensions:** 110x110x36mm **Code:** FD11XS90TC		

JOINERY + WARDROBE					
JP2	Joinery Pull Type 2	Joinery Drawer	**Type:** Finger pull	N/A	
JP3	Joinery Pull Type 3	Joinery Cabin door	**Type:** Push / catch	N/A	
SC1	Soft Close Drawer Hardware	Joinery		N/A	

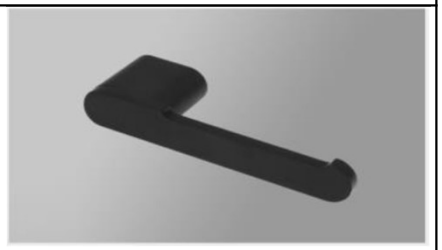
SC2	Soft Close Cupboard Hardware	Joinery		N/A	

INTERIOR SCHEME - A (Walnut)

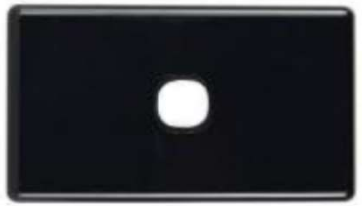
CARPET					
CP1	Carpet Finish	Living & Bedroom	**Type:** - **Range:** Carramar 4M **Colour:** 740 Winter Mist **Finish:** 100% Wool **Code:** 740 Wool Mist Godfrey Hirst Hycraft	Godfrey Hirst	
TIMBER FLOOR					
FF1	Timber Floor	Buyer Option: General Floor	**Type:** Natures Oak **Range:** TB2 **Colour:** Greenwich **Finish:** - **Dimensions:** 1820mm (L) x 190mm (W) x 14mm (T) **Code:** -	Quickstep / Premium Floors	
JOINERY + WARDROBE + SHOWER SCREEN FINISHES					
BT1	Benchtop	Kitchen / Bathroom	**Type:** 20mm Thick Benchtop **Range:** - **Colour & Finish:** Fresh Concrete	N/A	

JF1	joinery Finish 1	Joinery	**Type:** Gossamer White Laminate **Range:** - **Colour:** White **Finish:** A sleek flat surface with minmal reflectance	N/A	
JF2	Joinery Finish 2	Joinery	**Type:** Rojo Walnut Woodmatt **Range:** - **Colour:** Walnut **Finish:** A subtle woodgrain embossing with an overall matte finish	N/A	
SB1	Splashback	Kitchen / Bathroom	Type: Blanc Invisible Natural Range: - Colour: Invisible Finish: - Dimensions: 6mm (T) x 898mm (H) x 2698mm (L)	Rivoland	
MR1	Clear Mirror	Bathroom	**Type:** - **Range:** - **Colour:** - **Finish:** Polished Edge	N/A	
DH1	Door Handle	Internal Doors	**Type:** Seacliff Lever Handles **Range:** MDZ CSL30 **Colour & Finish:** Brushed steel **Code:** 911.83.781	Madinoz	
JP1	Joinery Pull Type 1	Genereal	**Type:** Furniture Handle **Range:** - **Colour:** Matte Black	N/A	

KITCHEN FIXTURES					
TPS2	Gooseneck Kicthen Mixer	Kitchen	**Type:** Rondo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** - **Code:** ALS-HD4232-MB	Paco Jaanson	
BATHROOM FIXTURES					
BSN1	Basin	Bathroom	**Type:** Isvea **Range:** Soluzione-530mm undercounter basin **Colour:** Plug & Waste Black **Dimensions:** 530mm (W) x 340mm (D) x 174mm (H) **Code:** ISV-10SZ77053SV	Paco Jaanson	
TPS1	Basin Mixer	Bathroom	**Type:** Rondo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** - **Code:** ALS-38112-MB	Paco Jaanson	
TPS3	Wall Mixer & Spout	Bathroom	**Type:** Rondo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** - **Code:** ALS-ROW&S-MB	Paco Jaanson	

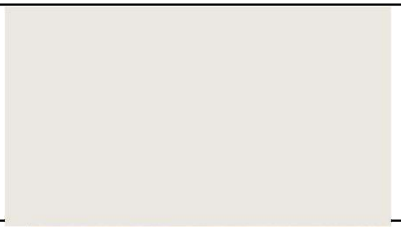
TPS5	Wall Mixer Round Cover Plate	Bathroom	**Type:** Rondo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** - **Code:** ALS-38106-MB	Paco Jaanson	
SHWR1	Shower Column w/Div Rnd	Bathroom	**Type:** Rondo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** - **Code:** HI-RDN-976A283MB	Paco Jaanson	
TR1	Towel Rail 600mm	Bathroom	**Type:** Toledo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** 600mm **Code:** HI-RD8030	Paco Jaanson	
TR2	Towel Rail 300mm	Bathroom	**Type:** Toledo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** 300mm **Code:** HI-RD8020-MB	Paco Jaanson	
TRH1	Toilet Roll Holder	Bathroom	**Type:** Toledo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** - **Code:** HI-RD8015-MB	Paco Jaanson	

HK1	Robe Hook	Bathroom	**Type:** Toledo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** - **Code:** HI-RD8005-MB	Paco Jaanson	
TILES FINISHES					
TL1	Floor Tile	Kitchen & Bathroom	Type: Earp Bros Interno 4 Palladiana Dark Matte 600x600 Range: Interno 4 Colour: Dark Dimensions: 600mm x 600mm x 9mm Finish: Lappato (Semi-Polished)	Rivoland	
TL3	Kit Kat Mosaics	Bathroom	**Type:** Timeless Kitkat Grey Matte **Range:** - **Colour:** Charcoal **Dimensions:** 22mm x 145mm - 296mm x 300mm **Finish:** Matte	Rivoland	
TL4	Balcony Paver	Balcony	**Type:** Travrtine paver **Range:** - **Colour:** - **Dimensions:** 600mm x 600mm **Finish:** Slip Resistant	Rivoland	

ELECTRICAL FIXTURES					
LS1	Light Switch	Apartments generally unless otherwise noted	**Type:** Slimline Grid Plate & Cover 1 Gang Slimline Less Mech **Range:** Slimline Grids & Plates **Colour:** Black for bathrooms & kitchen, white for remaining areas **Dimensions:** - **Finish:** N/SW1PL	Legrand	
GPO1	Standard GPO	Apartments generally unless otherwise noted	**Type:** Slimline GPO - Double 10 Amp Powerpoint - Horizontal **Range:** Slimline GPO **Colour:** Black for bathrooms & kitchen, white for remaining areas **Dimensions:** - **Finish:** N/GPO2	Legrand	

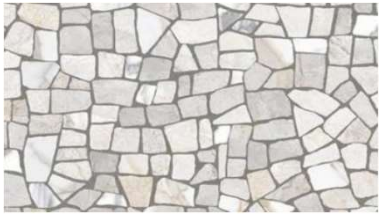
INTERIOR SCHEME - B (Oak)

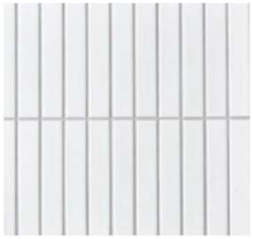
CARPET					
CP1	Carpet Finish	Living & Bedroom	**Type:** - **Range:** Carramar 4M **Colour:** 740 Winter Mist **Finish:** 100% Wool **Code:** 740 Wool Mist Godfrey Hirst Hycraft	Godfrey Hirst	
TIMBER FLOOR					

FF1	Timber Floor	Buyer Option: General Floor	**Type:** Natures Oak **Range:** TB2 **Colour:** Cheshire **Finish:** - **Dimensions:** 1820mm (L) x 190mm (W) x 14mm (T) **Code:** -	Quickstep / Premium Floors	
JOINERY + WARDROBE + SHOWER SCREEN FINISHES					
BT1	Benchtop	Kitchen / Bathroom	**Type:** Caesarstone 20mm Thick Benchtop **Range:** - **Colour:** Fresh Concrete **Finish:** Matte	N/A	
JF1	joinery Finish 1	Joinery	**Type:** Gossamer White Laminate **Range:** - **Colour:** White **Finish:** A sleek flat surface with minmal reflectance	N/A	
JF2	Joinery Finish 2	Joinery	**Type:** Boston Oak Woodmatt **Range:** - **Colour:** Boston Oak **Finish:** A subtle woodgrain embossing with an overall matte finish	N/A	
SB1	Splashback	Kitchen / Bathroom	**Type:** Blanc Invisible Natural **Range:** - **Colour:** Invisible **Finish:** - **Dimensions:** 6mm (T) x 898mm (H) x 2698mm (L)	Living Ceramics	

MR1	Clear Mirror	Bathroom	**Type:** - **Range:** - **Colour:** - **Finish:** Polished Edge	N/A	
DH1	Door Handle	Internal Doors	**Type:** Seacliff Lever Handles **Range:** MDZ CSL30 **Colour & Finish:** Brushed stainless steel **Code:** 911.83.781	Madinoz	
JP1	Joinery Pull Type 1	Genereal	**Type:** Furniture Handle **Range:** - **Colour:** Brushed Nickel	N/A	
KITCHEN FIXTURES					
TPS2	Gooseneck Kicthen Mixer	Kitchen	**Type:** Rondo **Range:** - **Colour:** Matte Black **Finish:** Matte **Dimensions:** - **Code:** ALS-HD4232-MB	Paco Jaanson	
BATHROOM FIXTURES					
BSN1	Basin	Bathroom	**Type:** Isvea **Range:** Soluzione-530mm undercounter basin **Colour:** Plug & Waste Black **Dimensions:** 530mm (W) x 340mm (D) x 174mm (H) **Code:** ISV-10SZ77053SV	Paco Jaanson	

TPS1	Basin Mixer	Bathroom	**Type:** Rondo **Range:** - **Colour:** Brushed Nickel **Finish:** Brushed Nickel **Dimensions:** - **Code:** ALS-38112-BN	Paco Jaanson	
TPS3	Wall Mixer & Spout	Bathroom	**Type:** Rondo **Range:** - **Colour:** Brushed Nickel **Finish:** Brushed Nickel **Dimensions:** - **Code:** ALS-ROW&S-BN	Paco Jaanson	
TPS5	Wall Mixer Round Cover Plate	Bathroom	**Type:** Rondo **Range:** - **Colour:** Brushed Nickel **Finish:** Brushed Nickel **Dimensions:** - **Code:** ALS-38106-BN	Paco Jaanson	
SHWR1	Shower Column w/Div Rnd	Bathroom	**Type:** Rondo **Range:** - **Colour:** Brushed Nickel **Finish:** Brushed Nickel **Dimensions:** - **Code:** HI-RDN-976A283BN	Paco Jaanson	
TR1	Towel Rail 600mm	Bathroom	**Type:** Toledo **Range:** - **Colour:** Brushed Nickel **Finish:** Brushed Nickel **Dimensions:** 600mm **Code:** HI-RD8030	Paco Jaanson	

TR2	Towel Rail 300mm	Bathroom	**Type:** Toledo **Range:** - **Colour:** Brushed Nickel **Finish:** Brushed Nickel **Dimensions:** 300mm **Code:** HI-RD8020	Paco Jaanson	
TRH1	Toilet Roll Holder	Bathroom	**Type:** Toledo **Range:** - **Colour:** Brushed Nickel **Finish:** Brushed Nickel **Dimensions:** - **Code:** HI-RD8015	Paco Jaanson	
HK1	Robe Hook	Bathroom	**Type:** Toledo **Range:** - **Colour:** Brushed Nickel **Finish:** Brushed Nickel **Dimensions:** - **Code:** HI-RD8005	Paco Jaanson	
TILES FINISHES					
TL1	Floor Tile	Kitchen & Bathroom	**Type:** Earp Bros Interno 4 Palladiana Light Matte 600x600 **Range:** Interno 4 **Colour:** Light **Dimensions:** 600mm x 600mm x 9mm **Finish:** Lappato (Semi-Polished)	Rivoland	

TL3	Kit Kat Mosaics	Bathroom	**Type:** Kitkat Matte White Tile **Range:** - **Colour:** White **Dimensions:** 22mm x 145mm - 296mm x 300mm **Finish:** Matte	Rivoland	
TL4	Balcony Paver	Balcony	**Type:** Travrtine paver **Range:** - **Colour:** - **Dimensions:** 600mm x 600mm **Finish:** Slip Resistant	Rivoland	
ELECTRICAL FIXTURES					
LS1	Light Switch	Apartments generally unless otherwise noted	**Type:** Slimline Grid Plate & Cover 1 Gang Slimline Less Mech **Range:** Slimline Grids & Plates **Colour:** White **Dimensions:** - **Finish:** N/SW1PL	Legrand	
GPO1	Standard GPO	Apartments generally unless otherwise noted	**Type:** Slimline GPO - Double 10 Amp Powerpoint - Horizontal **Range:** Slimline GPO **Colour:** White **Dimensions:** - **Finish:** N/GPO2	Legrand	

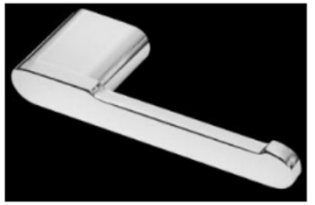
INTERIOR SCHEME - C (grey)

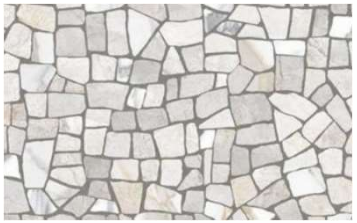
CARPET

CP1	Carpet Finish	Living & Bedroom	**Type:** - **Range:** Carramar 4M **Colour:** 740 Winter Mist **Finish:** 100% Wool **Code:** 740 Wool Mist Godfrey Hirst Hycraft	Godfrey Hirst	
TIMBER FLOOR					
FF1	Timber Floor	Buyer Option: General Floor	**Type:** Engineered Timber Floor **Range:** Match **Colour:** Cheshire **Finish:** - **Dimensions:** 1820mm (L) x 190mm (W) x 14mm (T) **Code:** -	Quickstep / Premium Floors	
JOINERY + WARDROBE + SHOWER SCREEN FINISHES					
BT1	Benchtop	Kitchen / Bathroom	**Type:** Caesarstone 20mm Thick Benchtop **Range:** - **Colour:** Fresh Concrete **Finish:** Matte	N/A	
JF1	joinery Finish 1	Joinery	**Type:** Gossamer White Laminate **Range:** - **Colour:** White **Finish:** A sleek flat surface with minmal reflectance	N/A	
JF2	Joinery Finish 2	Joinery	**Type:** Arcadia Oak Woodmatt **Range:** - **Colour:** Arcadia Oak **Finish:** A subtle woodgrain embossing with an overall matte finish	N/A	

SB1	Splashback	Kitchen / Bathroom	**Type:** Blanc Arabescato Natural **Range:** - **Colour:** Arabescato **Finish:** - **Dimensions:** 6mm (T) x 898mm (H) x 2698mm (L)	Living Ceramics	
MR1	Clear Mirror	Bathroom	**Type:** - **Range:** - **Colour:** - **Finish:** Polished Edge	N/A	
DH1	Door Handle	Internal Doors	**Type:** Seacliff Lever Handles **Range:** MDZ CSL30 **Colour & Finish:** Brushed stainless steel **Code:** 911.83.781	Hafele	
JP1	Joinery Pull Type 1	Genereal	**Type:** Furniture Handle **Range:** - **Colour:** Brushed Black	N/A	
KITCHEN FIXTURES					
TPS2	Gooseneck Kicthen Mixer	Kitchen	**Type:** Rondo **Range:** - **Colour:** Gunmetal **Finish:** Gunmetal **Dimensions:** - **Code:** ALS-HD4232-GM	Paco Jaanson	
BATHROOM FIXTURES					

BSN1	Basin	Bathroom	**Type:** Isvea **Range:** Soluzione-530mm undercounter basin **Colour:** Plug & Waste Black **Dimensions:** 530mm (W) x 340mm (D) x 174mm (H) **Code:** ISV-10SZ77053SV	Paco Jaanson	
TPS1	Basin Mixer	Bathroom	**Type:** Rondo **Range:** - **Colour:** Gunmetal **Finish:** Gunmetal **Dimensions:** - **Code:** ALS-38112-GM	Paco Jaanson	
TPS3	Wall Mixer & Spout	Bathroom	**Type:** Rondo **Range:** - **Colour:** Gunmetal **Finish:** Gunmetal **Dimensions:** - **Code:** ALS-ROW&S-GM	Paco Jaanson	
TPS5	Wall Mixer Round Cover Plate	Bathroom	**Type:** Rondo **Range:** - **Colour:** Gunmetal **Finish:** Gunmetal **Dimensions:** - **Code:** ALS-38106-GM	Paco Jaanson	
SHWR1	Shower Column w/Div Rnd	Bathroom	**Type:** Rondo **Range:** - **Colour:** Gunmetal **Finish:** Gunmetal **Dimensions:** - **Code:** HI-RDN-976A283BN	Paco Jaanson	

TR1	Towel Rail 600mm	Bathroom	**Type:** Toledo **Range:** - **Colour:** Gunmetal **Finish:** Gunmetal **Dimensions:** 600mm **Code:** HI-RD8030	Paco Jaanson	
TR2	Towel Rail 300mm	Bathroom	**Type:** Toledo **Range:** - **Colour:** Gunmetal **Finish:** Gunmetal **Dimensions:** 300mm **Code:** HI-RD8020	Paco Jaanson	
TRH1	Toilet Roll Holder	Bathroom	**Type:** Toledo **Range:** - **Colour:** Gunmetal **Finish:** Gunmetal **Dimensions:** - **Code:** HI-RD8015	Paco Jaanson	
HK1	Robe Hook	Bathroom	**Type:** Toledo **Range:** - **Colour:** Gunmetal **Finish:** Gunmetal **Dimensions:** - **Code:** HI-RD8005	Paco Jaanson	

TL1	Floor Tile	Kitchen & Bathroom	**Type:** Earp Bros Interno 4 Palladiana Light Matte 600x600 **Range:** Interno 4 **Colour:** Light **Dimensions:** 600mm x 600mm x 9mm **Finish:** Lappato (Semi-Polished)	Rivoland	
TL3	Kit Kat Mosaics	Bathroom	**Type:** Full Grey Ava Kitkat Tile **Range:** - **Colour:** Mid Grey **Dimensions:** 22mm x 145mm - 296mm x 300mm **Finish:** Matte	Rivoland	
TL4	Balcony Paver	Balcony	**Type:** Travertine paver **Range:** - **Colour:** - **Dimensions:** 600mm x 600mm **Finish:** Slip Resistant	Rivoland	
ELECTRICAL FIXTURES					
LS1	Light Switch	Apartments generally unless otherwise noted	**Type:** Slimline Grid Plate & Cover 1 Gang Slimline Less Mech **Range:** Slimline Grids & Plates **Colour:** White **Dimensions:** - **Finish:** N/SW1PL	Legrand	
GPO1	Standard GPO	Apartments generally unless otherwise noted	**Type:** Slimline GPO - Double 10 Amp Powerpoint - Horizontal **Range:** Slimline GPO **Colour:** White **Dimensions:** - **Finish:** N/GPO2	Legrand	

Appendix C: Appliances User Manual and Warranty

Please refer to the Kashmir Customer Portal for Appliances User Manuals and Warranties.