

LESSORS WORKS

ELEMENT	LOCATION	MATERIAL	FINISH/COLOUR
<u>GENERAL</u>	This schedule of Landlords Works is to be read in conjunction agreed plans Annexed to the agreement to lease		
	The following descriptions relates to all tenancies unless noted otherwise		
<u>EXTERNAL</u>			
Pavement	All driveways and carparking areas	Reinforced concrete	Natural concrete grey
Walls		Precast concrete panels / prepainted aluminium panels	Painted
Windows		Aluminium framed glass	Powdercoated aluminium
Roof	Tenancy (T1, T2 & T3)	Reinforced concrete	Off form
	Tenancy (T5 - T18)	Metal	Colourbond
	Tenancy (T19 - T22)	Metal	Colourbond
Entry doors to warehouse (vehicular)	Tenancy (T1, T2 & T3)	Manually operated steel roller shutter	Powdercoated frame
	Tenancy (T5 - T18)	Manually operated steel framed with glazed panels	Powdercoated frame with 50/50 clear and frosted glass
Entry Doors (persons)	Tenancy (T1 - T22)	Aluminium framed glass doors	Powdercoated frame
Security	Level 1 and Level 3 carpark entry	Security reader to carpark entry after hours	
<u>INTERNAL</u>			
Floors	Warehouse	Reinforced Concrete	Natural finish machine float
	Mezzanine	Reinforced Concrete	Carpet
	Production Offices (T19 - T22)	Reinforced Concrete	Carpet
	Toilets	Reinforced Concrete	Ceramic tile
	Tearoom	Reinforced Concrete	Ceramic tile
Walls	Warehouse	Precast concrete and masonry	Unpainted
	Mezzanine	Plasteboard on precast concrete or masonry	Painted
	Production Offices (T19 - T22)	Plasteboard on precast concrete or masonry	Painted
	Toilets	Wet area plasterboard on precast or masonry	Ceramic tile and painted
	Kitchen	Wet area plasterboard on precast or masonry	Ceramic tile and painted
Doors	Internal doors	Timber	Painted
	Internal door frames	Steel	Painted
	Toilet Partitions	HMR plastic laminate panels	

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Ceilings	Warehouse (T1 - T3)	Reinforced Concrete	Off form
	Warehouse (T5 - T18)	Exposed steel frame and insulation	
	Mezzanine	Suspended grid with mineral fibre acoustic tiles	
	Production Offices (T19 - T22)	Suspended grid with mineral fibre acoustic tiles	
	Toilets	Suspended plasterboard ceiling	Painted
	Kitchen	Suspended plasterboard ceiling	Painted
Mechanical	Warehouse	Ventilation in accordance with BCA	
	Mezzanine	Split system air conditioning	
	Production Offices (T19 - T22)	Split system air conditioning	
	Toilets	In accordance with BCA	
Plumbing & Drainage	Kitchen	Hot and cold water and drainage to tea room sink	
	Toilets	Hot and cold water and drainage to shower, basin & toilets	
Electrical (lighting)	Warehouse	Metal halide highbay lighting	
	Mezzanine	2 x 36W recessed fluorescent lighting to layout	
	Production Offices (T19 - T22)	2 x 36W recessed fluorescent lighting to layout	
	Kitchen	Fluorescent lighting	
	Toilets	Fluorescent lighting	
Electrical (Power)	Warehouse	1 x 15 amp outlet	
	Warehouse (Tenancies T1 - T6)	Sub main cabling - 3 phase 100 amps	
	Warehouse (Tenancies T7 - T18)	Sub main cabling - 3 phase 63 amps	
	Production Offices (T19 - T22)	Sub main cabling - 3 phase 63 amps	
	Mezzanine (area < 50m2)	3 x Double GPO's	
	Mezzanine (area > 50m2 and <100m2)	4 x Double GPO's	
	Mezzanine (area > 100m2 and <150m2)	6 x Double GPO's	
	Kitchen	1 x double GPO	
	Toilet	1 x double GPO	
Telephone	Warehouse (T1- T18), excl T4	10 pair CAT 3 to distribution board	
	Production Offices (T19 - T22)	10 pair CAT 3 to distribution board	
Business Identification Signage	Front façade of tenancy	Aluminium panel fixed to face of building by Lessor. Business identification logo/business name to be adhered to aluminium plate by nominated Signwriter at Lessees cost.	