

INCLUSIONS & SPECIFICATIONS

COMMON AREAS & BUILDING SERVICES, AMENITIES & FINISHES

STRUCTURE	Reinforced concrete & masonry
EXTERNAL WALLS	Reinforced concrete (pre-cast finish) / glazing / aluminium composite panel / cladding and other finishes to Architect's detailed design
FLOOR	Reinforced concrete suspended slab
ROOF	To Architect's detailed design Insulation to ceiling of all top floor apartments as required by BCA
LANDSCAPING	To Landscape Architect's detailed design
CORRIDORS AND LOBBIES	Floor finish, wall finish, lighting and features to Architect's detailed design including floor tiles and carpet
LIFTS	Lifts servicing all floors and basement as shown on Plans
LETTER BOXES	1 x lockable letterbox per apartment located near building entry
FIRE SERVICES	Common Areas and car parking levels Fire sprinklers. Detection system to residential apartments comprising smoke alarms in apartments, and sound alert systems as required by BCA
WASTE DISPOSAL	Garbage room accessible from each level Supply of refuse bins and recycling bins to garbage rooms and waste management generally (including commercial units) to be responsibility of body corporate

ACCESS CONTROL

ACCESS CONTROL	Access control system including programmable proximity reader for main entry, vehicle entry and exit to car park
VISITOR ACCESS	Voice intercom to unit at ground floor entry lobby and car park entry
KEYS	Each apartment will be provided with 2x keys for apartment front door
WIRELESS GARAGE ENTRY / EXIT	Each apartment will be provided with 2x proximity fob controller per unit for entry into the building

GENERAL APARTMENT INCLUSIONS

ACOUSTIC	Common walls and party walls between adjoining bedrooms only in accordance with BCA. Also, internal walls between adjoining bedrooms only
THERMAL / ENERGY EFFICIENCY	Common walls and party walls in accordance with BCA
FIRE RATING	Common walls and party walls in accordance with BCA
INTERNAL WALLS	Plasterboard and paint finish to Architect's detailed design
CEILING FINISH	Suspended plasterboard with square set joints, paint finish to Architect's detailed design
WINDOWS / EXTERNAL SLIDING DOORS	Aluminum framed window and sliding door sections. Glazing to meet minimum energy efficiency requirements under the of BCA. All sliding doors will be double glazed
ELECTRICAL SERVICES	Usage of each apartment separately metered by and connected to ACTEW electricity service or similar (Electricity meter included)

WATER & SEWAGE	Water and sewerage supply to each apartment by ACTEW. Usage billed to body corporate and apportioned as between apartments according to final unit entitlements
HOT WATER	Central flow + return hot water system
CAR PARKING	Allocated on-site car park as per Plan and unit schedule
STORAGE	Allocated non-waterproof storage compartment as per Plan
APARTMENT AIR CONDITIONING	1-bedroom: Reverse cycle ducted air conditioning system to Living room + Bedroom 2-bedroom: Reverse cycle ducted air conditioning system to Living room + Bedrooms 3-bedroom: Reverse cycle ducted air conditioning system to Living room + Bedrooms Condensers will be remotely located as specified by the Architect

BALCONY

LIGHTING	Surface mounted light fitting to Architect's detailed design
FLOOR	Tile—Refer to Sales Gallery / Display Plinth for Buyer's Selections
CEILING	Applied textured paint finish
BALUSTRADES	Architect's detailed design, which may include concrete up-stand with applied paint finish, framed or frameless glass, metalwork balustrade

ENTRY

ENTRY DOOR	Fire rated entry door, paint finish to Architect's detailed design
LIGHTING	Lighting to Architect's detailed design

LIVING ROOM

LIGHTING	Lighting to Architect's detailed design
FLOOR	Carpet / Tiles—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
POWER	2x double GPO's

DINING ROOM

LIGHTING	Lighting to Architect's detailed design
FLOOR	Carpet / Tiles—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
POWER	1 x double GPO

KITCHEN

LIGHTING	Lighting to Architect's detailed design
FLOOR	Tiles—Refer to Sales Gallery / Display Plinth for Buyer's Selections
POWER	2 x double GPO's; 1 x single GPO for refrigerator Power to appliances as required
BENCHTOP	All Residences: Engineered stone benchtop—Refer to Sales Gallery / Display Plinth for Buyer's Selections Penthouse: Engineered marble effect benchtop—Refer to Sales Gallery / Display Plinth for Buyer's Selections
JOINERY DOORS	Decorative panels to Architect's detailed design
JOINERY CARCASS	Melamine—water resistant board
JOINERY HANDLES – CUPBOARDS / DRAWERS	Finger pull / handles to Architect's detailed design
SINK	Residence Unit Type 1A: Abey CUA Series stainless-steel single bowl All Residences (excluding Unit Type 1A) & Penthouse: Abey CUA Series stainless-steel 1 & ½ bowl
TAPWARE	Refer to Sales Gallery / Display Plinth for Buyer's Selections
OVEN	All Residences: Smeg 60cm Multifunction Oven with LED Display—SFA6309X Penthouse: Smeg 90cm Classic Pyrolytic Oven S/S—SFPA9395X
COOKTOP	All Residences: Smeg 60cm touch control ceramic cooktop—SA611XC Penthouse: Smeg 90cm touch control ceramic cooktop—SA911XA1
RANGE HOOD	All Residences: Smeg 60cm concealed recirculating under cupboard range hood—Refer to Plan Penthouse: Smeg 90cm concealed recirculating under cupboard range hood—Refer to Plan
DISHWASHER	Residence Unit Type 1A: Smeg 45cm fully-integrated dishwasher as per Architect's specification All Residences (excluding Unit Type 1A) & Penthouse: Smeg 60cm fully-integrated dishwasher as per Architect's specification
FRIDGE / FREEZER	At Buyer's additional cost. Please see Buyer's Selection Contract

LAUNDRY

LIGHTING	Lighting to Architect's detailed design
FLOOR	Tiles—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
POWER	1 x double GPO
WALLS	Plaster board / paint finish / skirting tile
WATER SUPPLY	Hot & cold washing machine cocks
LAUNDRY SINK TAPWARE	All Residences: Chrome Penthouse: Brushed Nickel—Refer to Sales Gallery / Display Plinth for Buyer's Selections
SINK	All Residences: Single bowl laundry tub and cabinet Penthouse: Undermount sink in benchtop to Architect's detailed design

SPLASHBACK	Tiled above sink
DRYER	Fisher & Paykel DE4060M1
MECHANICAL VENTILATION	To Mechanical Engineer's detailed design

BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)

LIGHTING	Lighting to Architect's detailed design
FLOOR	Tiles—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
POWER	1 x double GPO per vanity basin concealed within shaving cabinet
SHOWER WALLS	All Residences: Full height tiles in shower recess as per Architect's detailed design—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections Penthouse Master Ensuite only: Full height marble effect tiles in shower recess and feature wall as per Architect's detailed design—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
TOILET SUITE	Soft close back to wall toilet
VANITY BASIN	All Residences: Freestanding basin to Architect's detailed design Penthouse Master Ensuite only: Vanity bench with integrated undermount basins
SHOWER TAPS	Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
SHOWER ROSE	Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
VANITY TAPSET	Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
TOILET ROLL HOLDER	Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
TOWEL RAIL	Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
SHOWER SCREEN	Semi-frameless to Architect's detailed design
MECHANICAL VENTILATION	To Mechanical Engineer's detailed design

MAIN BEDROOM

LIGHTING	Lighting to Architect's detailed design
FLOOR	All Residences: Carpet—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections Penthouse: Tiles—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
POWER	3 x double GPO
TV	Free to Air and Foxtel outlet See Communications and Data Services for further details
WARDROBE	Detailed wardrobe fitout to Architect's detailed design including shelves and hanging rails

STUDY (WHERE SHOWN ON PLAN)

LIGHTING	Lighting to Architect's detailed design
POWER	2 x double GPO
DATA	2 x data outlets
FLOOR	All Residences: Carpet—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections Penthouse: Tiles—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
WARDROBE	Detailed wardrobe fitout to Architect's detailed design including shelves and/or hanging rails as per Plans

BEDROOM TWO

LIGHTING	Lighting to Architect's detailed design
POWER	2 x double GPO
FLOOR	All Residences: Carpet—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections Penthouse: Tiles—Refer to Sales Gallery / Display Plinth for Buyer's Selections
WARDROBE	Detailed wardrobe fitout to Architect's detailed design including shelves and hanging rails

BEDROOM THREE

LIGHTING	Lighting to Architect's detailed design
POWER	2 x double GPO
FLOOR	All Residences: Carpet—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections Penthouse: Tiles—Refer to Plan and Sales Gallery / Display Plinth for Buyer's Selections
WARDROBE	Detailed wardrobe fitout to Architect's detailed design including shelves and hanging rails

COMMUNICATIONS & DATA SERVICES

TELEPHONE	The building will be provided with infrastructure as specified by NBN. Connection and subscription fees payable by Unit Owner
LOCAL AREA NETWORK	Mini-patch panel with punch down connectors Subscription to ISP and fitting of wireless router or switch by Buyer
DIGITAL TV	Pre-wire and connection to Free-to-air TV channels in rooms specified
PAY TV	Installation in building of infrastructure enabling connection to Foxtel services Pre-wire Foxtel to each apartment in rooms specified Future subscription and final connection to Foxtel services by Buyer Installation of additional system controls and/or cabling within the apartment may be required to suit Buyer's or service provider's requirements. Provision of cabling per this inclusions list does not guarantee access to any particular Foxtel service