



BROADBEACH

SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E & 2F

Common Areas and Building Finishes

ITEM	DESCRIPTION
EXTERNAL WALLS	Reinforced concrete (off-form and painted finish) / glazing / aluminium/ aluminium composite panel / block and render / stone cladding and other finishes to Architect's detailed design
FLOORS	Reinforced concrete suspended slab
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 basements as shown on plans
LETTER BOXES	1x lockable letterbox per apartment located near building entry
FIRE SERVICES	Common areas and car parking levels as required by National Construction Code (NCC) Fire sprinklers to NCC requirements. Detection system to residential apartments comprising fire sprinklers, smoke alarms and or sound alert system as required by NCC
WASTE DISPOSAL	Garbage chute to each level for refuse Supply of bins to garbage rooms, supply of recycling bins and waste management generally to be responsibility of Body Corporate
OUTDOOR ENTERTAINING AREA	Outdoor entertaining area on Level 5 to Architect's detailed design



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Access Control	ITEM	DESCRIPTION
	ACCESS CONTROL	Access control system including programmable proximity reader for floor by floor lift control, vehicle entry and exit to car park
	VISITOR ACCESS	Voice intercom to unit at ground floor lobby
	KEYS	Each apartment will be provided with 2x keys for apartment front door
General Apartment Finishes	ITEM	DESCRIPTION
	ACOUSTIC	Apartment acoustics to Queensland Development Code (QDC) requirements
	THERMAL/ENERGY EFFICIENCY	To NCC requirements
	EXTERNAL WALLS	Precast, rendered blockwork paint, feature powder coated aluminium façade treatment to Architect's detailed design
	INTERNAL WALLS	Plasterboard and paint finish to Architect's detailed design
	CEILING FINISH	Suspended plasterboard, paint finish
	WINDOWS/EXTERNAL SLIDING DOORS	Aluminium framed window and sliding door sections
	ACCESS CONTROL	Intercom handset providing access control from main entry to apartment, location to Architect's detailed design
	TELEPHONE/DATA	See Communications and Data Services , below, for further details
	BASEMENT	Non-waterproof basement including spoon drain to perimeter walls for collection of water ingress to Architect's detailed design and NCC requirements

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CAR PARKING STRUCTURE	Non-water proof above ground car parking structure with permeable façade for natural light and ventilation to Architect's detailed design and NCC requirements
CAR PARKING SPACES	Refer to contract for sale
APARTMENT AIR CONDITIONING	Ducted reverse cycle air conditioning system to living room and bedrooms. Condenser located in service area, car park or roof

Balcony

ITEM	DESCRIPTION
LIGHTING	Surface mounted light fitting to Architect's detailed design
FLOOR	Tiles
CEILING	Applied textured paint finish
POWER	1x Outdoor double GPO per apartment
BALUSTRADES	To NCC requirements and Architect's detailed design, which may include concrete up-stand with applied paint finish, framed or frameless glass, metalwork balustrade

Entry

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Tiles <i>Refer plan and Purchaser's Selections</i>

Living Room

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
FLOOR	Carpet <i>Refer Purchaser's Selections</i>
POWER	3x double GPOs



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TV

Free to Air and cable outlet
See **Communications and Data Services**, below, for further details

Dining Room

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
FLOOR	Carpet <i>Refer Purchaser's Selections</i>
POWER	1x double GPO
LINEN / STORE	Linen / store including shelves to Architect's detailed design

Kitchen

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
FLOOR	Tiles <i>Refer Purchaser's selections</i>
POWER	2x double GPOs; 1x single GPO for refrigerator Power to appliances as required
BENCHTOP	Reconstituted stone <i>Refer Purchaser's Selections</i>
SPLASH BACK	Reconstituted stone <i>Refer Purchaser's Selections</i>
JOINERY DOORS and DRAWERS	Soft close doors and drawers laminate and feature laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>
JOINERY CARCASS	Melamine – water resistant board
JOINERY HANDLES – CUPBOARDS / DRAWERS	Finger pull to Architect's detailed design

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UNIT TYPES 2A, 2B, 2C, 2D, 2E & 2F

TAPWARE

Franke black gooseneck mixer, or equal



SINK

Franke Tectonite single bowl sink, or equal



OVEN

Franke 9 function 60cm Multi-Function Oven, or equal



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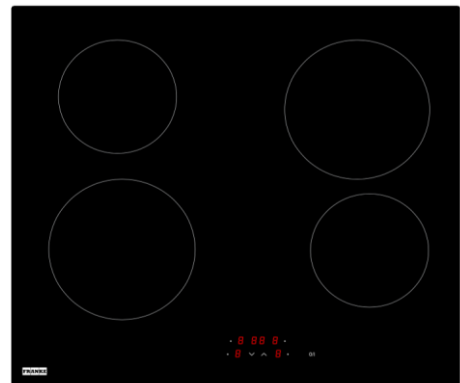
MICROWAVE

Franke 60cm Combination Microwave, or equal



COOKTOP

Franke 60cm 4-zone touch control electric cooktop, or equal



RANGE HOOD

Under cupboard range hood, exhaust externally

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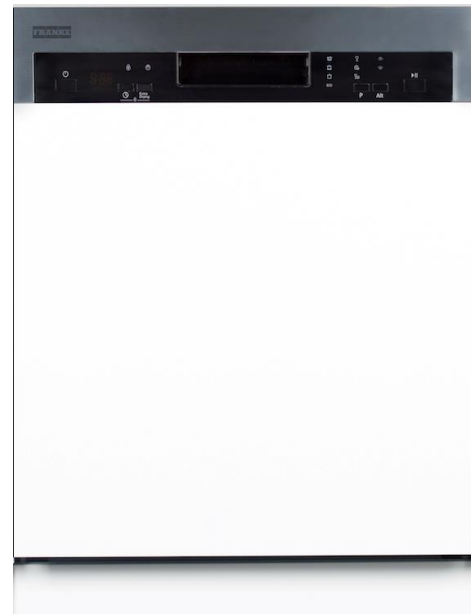
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DISHWASHER

Franke semi integrated dishwasher, or equal



Laundry

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Tiles <i>Refer Purchaser's Selections</i>
POWER	1x double GPO
WALLS	Plasterboard/paint finish/skirting tile
LAUNDRY SINK TAPWARE	Parisi Envy Laundry mixer
	
SINK	Single bowl laundry sink
SPLASHBACK	Tiled above sink

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DRYER

Haier HDY-M60 dryer, or equal



HOT & COLD WASHING
MACHINE COCKS

Hot & cold washing machine cocks

MECHANICAL VENTILATION

To NCC requirements

LAUNDRY DOORS

Joinery doors to Architect's detailed design

Main Bedroom

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
FLOOR	Carpet <i>Refer Purchaser's Selections</i>
POWER	3x double GPO
TV	Free to Air and cable outlet See Communications and Data Services , below, for further details
WALK-IN WARDROBE <i>where shown on plan</i>	Detailed wardrobe fitout to Architect's detailed design including shelves and removable hanging rails
WARDROBE <i>where shown on plan</i>	Detailed wardrobe fitout to Architect's detailed design including shelves, removable hanging rails, opaque and mirror sliding doors




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Ensuite and Bathroom

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
FLOOR	Tiles <i>Refer Purchaser's Selections</i>
POWER	1x double GPO
WALLS	Ceramic tiles & plasterboard to Architect's detailed design <i>Refer Purchaser's Selections</i>
VANITY CABINET & MIRROR	Laminate with melamine carcass and reconstituted benchtop Mirror shaving cabinet to Architect's detailed design <i>Refer Purchaser's Selections</i>
TOILET SUITE	Parisi Slim rimless wall faced suite, or equal 
VANITY BASIN	Parisi Aline Basin, or equal 
VANITY TAPSET	Parisi L' Hotel basin mixer, or equal 

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SHOWER MIXER

Parisi L'Hotel shower mixer, or equal



SHOWER ROSE

Parisi Ellisse rail shower, or equal



TOILET ROLL HOLDER

Parisi Ellisse toilet roll holder, or equal



TOWEL RAILS

2x Parisi Ellisse towel rail or equal



SHOWER SHELF

Parisi Ellisse frosted glass shelf or equal



SHOWER SCREEN

Semi-frameless to Architect's detailed design

MECHANICAL VENTILATION

To NCC requirements



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Bedroom 2	ITEM	DESCRIPTION
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	2x double GPO
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	TV	Free to Air and cable outlet See Communications and Data Services , below, for further details
	WARDROBE	Detailed wardrobe fitout to Architect's detailed design including shelves, removable hanging rails, opaque and mirror sliding doors
Communications and Data Services	ITEM	DESCRIPTION
	HIGH SPEED INTERNET	High Speed internet will be provided to the apartment
	TELEPHONE	The building will be provided with a telephone backbone suitable for each apartment to have 2x exchange lines
	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 for Foxtel to each apartment in rooms specified Future subscription and final connection to Foxtel services by Purchaser Installation of additional system controls and/or cabling within the apartment may be required to suit Purchaser's or service provider's requirements. Provision of cabling per this inclusions list does not guarantee access to any particular Foxtel service



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Gymnasium	ITEM	DESCRIPTION
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	To electrical exercise equipment as required
	WALLS	Internal – plasterboard / paint finish and feature mirrors to Architect's detailed design
	FLOOR	Carpet to Architect's detailed design
	EQUIPMENT	Gymnasium equipment including: <ul style="list-style-type: none">• 2x commercial grade treadmill• cross trainer or equal• upright cycle• rowing machine• dual pulley/freemotion unit or equal• Assorted benches, freeweights, stretch mats and fit balls
Pool & BBQ Area level 5	ITEM	DESCRIPTION
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	To Architect's detailed design
	WALLS	Reinforced concrete (off-form and painted finish) / glazing / aluminium/ aluminium composite panel / block and render / stone cladding and other finishes to Architect's detailed design
	FLOOR	Tiles and composite Timber to Architect's detailed design
	BBQ & BENCH	BBQ to Architect's detailed design including: <ul style="list-style-type: none">• Sink• 2x Built-in electric BBQs

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Purchaser's Selections

ITEM	DESCRIPTION
COLOUR SCHEME SELECTIONS	<p>There are three colour schemes:</p> <ul style="list-style-type: none">• Scheme 1 'Beach'• Scheme 2 'Classic'• Scheme 3 "Urban"
NATURAL MATERIALS	<p>Purchasers are advised that the finishes proposed for use in the apartments include natural materials such as granite, marble, limestone, reconstituted stone products, and timber. Natural materials may display characteristics which vary from the samples shown on the display colour boards due to the intrinsic nature of such naturally occurring materials</p>
LIGHT, GPO'S, BATHROOM ACCESSORIES	<p>Light fittings, GPO's, intercom system, free-to-air TV and Foxtel outlets, telecommunication outlets and bathroom accessories are subject to detailed architectural design</p> <p>Minor variations in location and quantities of these items may occur following detailed architectural design</p>
PRODUCT SUBSTITUTION	<p>The Seller reserves the right to substitute any specified inclusions with that of a similar quality</p>