



BROADBEACH

## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

Common Areas and Building Finishes	ITEM	DESCRIPTION
	EXTERNAL WALLS	Reinforced concrete / glazing / precast / block and render 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
	LIFTS	Lifts servicing all floors and basements as shown on plans
	LETTER BOXES	1x lockable letterbox per apartment
	FIRE SERVICES	Common areas and car parking levels as required by Building Code of Australia (NCC)  Fire sprinklers to NCC requirements. Detection system to residential apartments comprising smoke alarms in apartments, and sound alert system as required by NCC
Access Control	ITEM	DESCRIPTION
	ACOUSTIC	Apartment acoustics to Queensland Development Code (QDC) requirements
	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
	KEYS	Each apartment will be provided with 2x keys for apartment front door
	WIRELESS GARAGE ENTRY/EXIT	Each apartment will be provided with a proximity fob controller per car park for entry to the car park



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General	ITEM	DESCRIPTION
	ACOUSTIC	To NCC requirements
	THERMAL / ENERGY EFFICIENCY	To NCC requirements
	EXTERNAL WALLS	Paint or render and paint finish to Architect's detailed design
	INTERNAL DOORS	Hollow-core doors within the apartment; or to NCC requirements
	INTERNAL CUPBOARD DOORS	Melamine to architects 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
	CAR PARKING	Refer contract for sale
	APARTMENT AIR CONDITIONING	Ducted reverse cycle air conditioning system to living room and bedrooms. Condenser located in service area
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

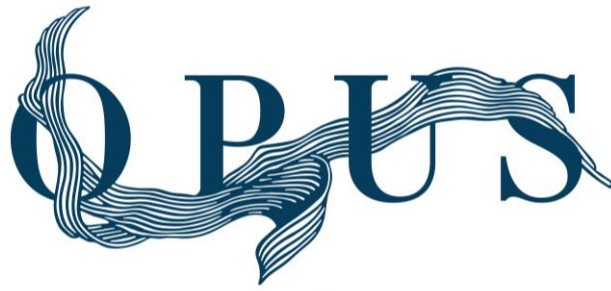


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Entry	ITEM	DESCRIPTION
	LIGHTING	Lighting to NCC requirements and Architect's detailed design
	FLOOR	Tiles & Carpet <i>Refer plan and Purchaser's Selections</i>
	MASTER LIGHT SWITCH	A master light switch at apartment entry
Living Room	ITEM	DESCRIPTION
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	3x double GPOs
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
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
	ITEM	DESCRIPTION
	TELEPHONE	1x Telephone point



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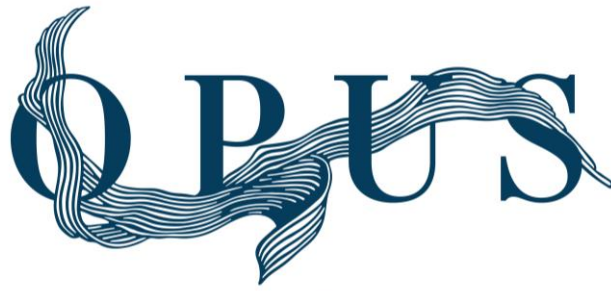
### UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

BENCHTOP	Reconstituted stone benchtop to architects detailed design <i>Refer Purchaser's Selections</i>
SPLASH BACK	Reconstituted stone splash back to architects detailed design <i>Refer Purchaser's Selections</i>
JOINERY DOORS	Soft close laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>
JOINERY DRAWERS	Soft close laminate to Architect's detailed design
JOINERY CARCASS	Melamine – water resistant board
JOINERY HANDLES – CUPBOARDS / DRAWERS	Finger pull to Architect's detailed design
REFRIGERATOR ALCOVE	Hydraulic point for water connection to refrigerator water supply / ice maker
TAPWARE	Franke TA7300B gooseneck sink mixer with pull out spray or equal



SINK	2 Bedroom Units: Franke SID 110-50 Tectonite single bowl sink or equal
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UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

3 Bedroom Units: Franke SID 620  
Tectonite double bowl sink or equal



OVEN

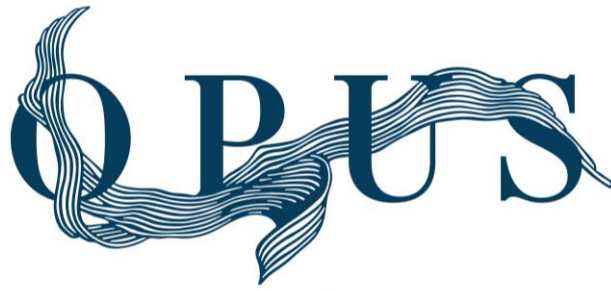
Smeg SFA106N 60cm multi-function oven  
or equal



MICROWAVE

Smeg FMIA120N microwave oven with grill  
or equal





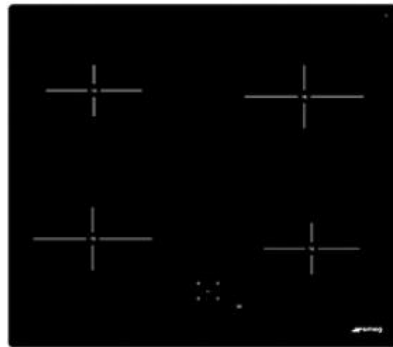
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## SCHEDULE OF INCLUSIONS

### UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

#### COOKTOP

Smeg SA611XC-1 60cm 4-zone touch control electric cooktop; and or equal



#### RANGE HOOD

Smeg PUM601X under cupboard range hood or equal



#### DISHWASHER

Smeg DWAFI6214X fully integrated dishwasher or equal







BROADBEACH

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UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

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	Plaster board/paint finish/skirting tile
	LAUNDRY SINK TAPWARE	Sink mixer 
	SINK	Single bowl laundry tub and cabinet
	SPLASHBACK	Tiles
	DRYER	Haier HDY-M60 dryer or equal 
	HOT + COLD WASHING MACHINE COCKS	Provided and connected to washing machine
	MECHANICAL VENTILATION	To NCC requirements
	LAUNDRY DOORS	Joinery doors to Architect's detailed design



BROADBEACH

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UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

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 Pay TV outlet See <b>Communications and Data Services</b> , below for further details
	WALK-IN WARDROBE <i>where shown on plan</i>	Detailed wardrobe fit out to Architect's detailed design including shelves and adjustable hanging rails
	WARDROBE <i>where shown on plan</i>	Detailed wardrobe fit out to Architect's detailed design including shelves, adjustable hanging rails and sliding robe doors (mirror and colour back glass)
Ensuite  (where shown on plan)	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 per vanity basin
	WALLS	Ceramic tiles and plasterboard to architects detailed design
	VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
	SHAVING CABINET	Shaving Cabinet with mirrored doors to architects detailed design





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## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

### TOILET SUITE

Parisi Linfa wall faced rimless soft close toilet suite or equal



### VANITY BASIN

Parisi HIGI243 squared 400 Inset Basin or equal



### VANITY TAPSET

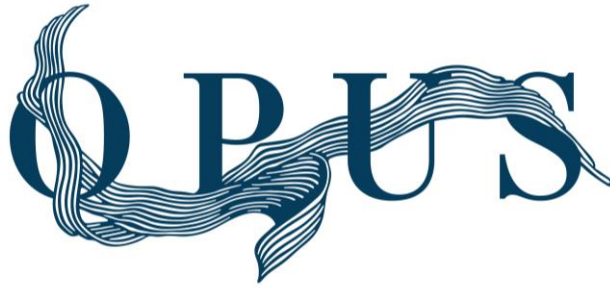
Parisi Quasar mixer or equal



### SHOWER MIXER

Parisi Quasar Shower Mixer or equal





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## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

SHOWER ROSE

Parisi L'Hotel Combination shower or equal



TOILET ROLL HOLDER

Toilet roll holder

HAND TOWEL RAIL

Hand Towel rail

TOWEL RAILS

Towel rail x2

SHOWER SHELF

Shower shelf

SHOWER SCREEN

Semi-frameless to Architect's detailed design

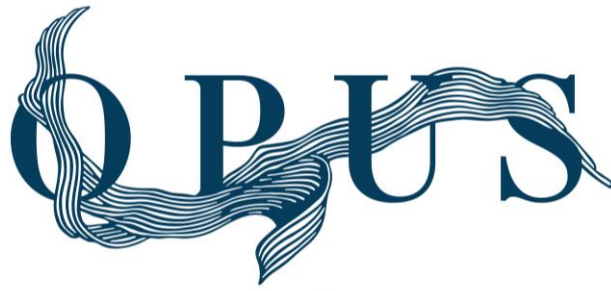
MECHANICAL VENTILATION

To NCC requirements

BATH

*Where shown on plan*

Bath, mixer and spout to Architect's detailed design

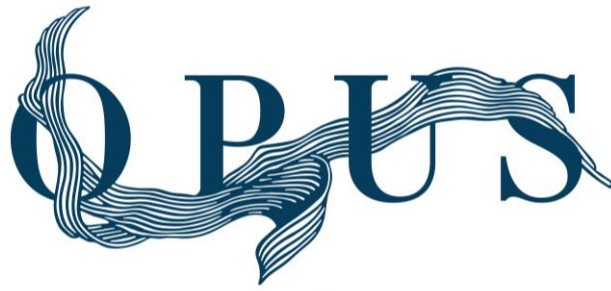


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UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

<b>Bedrooms 2 &amp; 3</b>  (Where shown on plan)	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	3x double GPO
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	TV	Free to Air and Pay TV outlet  <i>See <b>Communications and Data Services</b>, below, for further details</i>
	WARDROBE	Detailed wardrobe fit out to Architect's detailed design including shelves, hanging rails and robe doors
<b>Bathroom</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	1x double GPO
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	WALLS	Ceramic tiles and plasterboard to architects detailed design
	VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
	SHAVING CABINET	Shaving Cabinet with mirrored doors to architects detailed design



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UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

### TOILET SUITE

Parisi Linfa wall faced rimless soft close toilet suite or equal



### VANITY BASIN

Parisi HIGI243 squared 400 Inset Basin or equal



### VANITY TAPSET

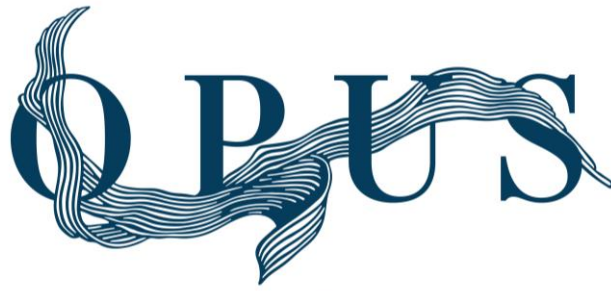
Parisi Quasar wall mixer or equal



### SHOWER MIXER

Parisi Quasar Shower Mixer or equal





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UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

SHOWER ROSE

Parisi L'Hotel Combination shower or equal



TOILET ROLL HOLDER

Toilet roll holder

HAND TOWEL RAIL

Towel rail

TOWEL RAILS

Towel rail x2

SHOWER SHELF

Shower shelf

SHOWER SCREEN

Semi-frameless to Architect's detailed design

MECHANICAL VENTILATION

To NCC requirements



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UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

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	<p>Installation in building of infrastructure enabling connection to Pay TV services.</p> <p>Pre-wire for Pay TV to each apartment in rooms specified.</p> <p>Future subscription and final connection to Pay TV services by Purchaser.</p> <p>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 Pay TV service.</p>
Pool & BBQ	ITEM	DESCRIPTION
	LIGHTING	Lighting to NCC requirements and to
	POWER	2 x Outdoor D-GPO to Architects 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 architects detailed design
	BBQ & BENCH	BBQ to architects detailed design including: <ul style="list-style-type: none"> <li>• 1 x Sink,</li> <li>• 2 x Built-in electric BBQs,</li> </ul>
	FURNITURE	Furniture to architects detailed design



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<b>Gymnasium (Level 2)</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	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"><li>• 1 x Healthstream Treadmill or equal</li><li>• 1 x Healthstream Upright Bike or equal</li><li>• 1 x Concept 2 Rowing machine or equal</li><li>• 1 x Dumbbell set or equal</li><li>• 1 x Bench; and or equal</li><li>• 4 x Yoga / Stretch Mats or equal.</li></ul>



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Purchasers Selections	ITEM	DESCRIPTION
	COLOUR SCHEME SELECTIONS	There are two colour schemes: <ol style="list-style-type: none"> <li>1. <b>Ebony;</b> and</li> <li>2. <b>Ivory.</b></li> </ol>
	NATURAL MATERIALS	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.
	LIGHT, GPO'S, BATHROOM ACCESSORIES	Light fittings, GPO's, intercom system, free-to-air TV and Pay TV outlets, telecommunication outlets and bathroom accessories are subject to detailed architectural design.  Minor variations in location and quantities of these items may occur following detailed architectural design.
	PRODUCT SUBSTITUTION	The Seller reserves the right to substitute any specified inclusions with that of a similar quality.