

SCHEDULE OF INCLUSIONS

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
General	ITEM	DESCRIPTION
	WIRELESS GARAGE ENTRY/EXIT	Each apartment will be provided with a proximity fob controller per car park for entry to the car park
General	ITEM	DESCRIPTION
	ACOUSTIC	To NCC requirements
	THERMAL / ENERGY EFFICIENCY	To NCC requirements

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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	<p>2 Bedroom Units: Wall-hung split system air conditioning to living room and bedrooms. Condenser located in service area.</p> <p>3 Bedroom Units: Ducted reverse cycle air conditioning system to living room and bedrooms. Condenser located in service area.</p>

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

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FLOOR Tiles & Carpet
Refer plan and Purchaser's Selections

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
TV	Free to Air and Pay TV 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

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
TELEPHONE	1x Telephone point
BENCHTOP	Reconstituted stone benchtop to architects detailed design <i>Refer Purchaser's Selections</i>
SPLASH BACK	Tiles <i>Refer Purchaser's Selections</i>
JOINERY DOORS	Soft close laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>

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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
TAPWARE	Parisi Elli gooseneck sink mixer; and or equal



SINK	Franke Stainless steel sink; and or equal
	2 Bedroom Units: Single Bowl sink
	3 Bedroom Units: Double Bowl sink
OVEN	Fisher Paykel OB60SC5LCX1 60cm Multi-Function Oven; and or equal



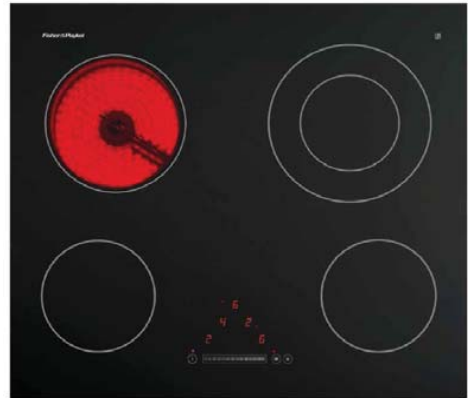
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COOKTOP

Fisher Paykel CE604DTB1 60cm 4-zone touch control electric cooktop; and or equal



RANGE HOOD

Fisher Paykel HP60ICSX2 Under cupboard range hood; and or equal



DISHWASHER

Fisher Paykel fully integrated dishwasher; and 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	Plaster board/paint finish/skirting tile
LAUNDRY SINK TAPWARE	Sink mixer



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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

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 Communications and Data Services , 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

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WARDROBE
where shown on plan

Detailed wardrobe fit out to Architect's detailed design including shelves, adjustable hanging rails and sliding robe doors (mirror)

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
TOILET SUITE	Parisi Linfa wall faced rimless soft close toilet suite; and or equal



VANITY BASIN

Parisi Aline 500 Inset Basin; and or equal



VANITY TAPSET

Parisi Quasar wall mixer; and or equal



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SHOWER MIXER

Parisi Quasar Shower Mixer; and or equal



SHOWER ROSE

Parisi Blade shower rail with hand shower; and 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

3 Bedroom units only - where shown on plan

Bath, mixer and spout to Architect's detailed design

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Bedrooms 2 & 3 (Where shown on plan)	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 Pay TV outlet
		See <i>Communications and Data Services</i>, below, for further details
	WARDROBE	Detailed wardrobe fit out to Architect's detailed design including shelves, hanging rails and robe doors
Bathroom		
	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
	TOILET SUITE	Parisi Linfa wall faced rimless soft close toilet suite; and or equal



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VANITY BASIN

Parisi Aline 500 Inset Basin; and or equal



VANITY TAPSET

Parisi Quasar wall mixer; and or equal



SHOWER MIXER

Parisi Quasar Shower Mixer; and or equal



SHOWER ROSE

Parisi Blade shower rail with hand shower; and or equal



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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

Communications and Services

Data

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 Pay TV services. Pre-wire for Pay TV to each apartment in rooms specified. Future subscription and final connection to Pay TV 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 Pay TV service.

Pool & BBQ Area

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and to
POWER	2 x Outdoor D-GPO to Architects detailed Design



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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"> • 1 x Sink, • 2 x Built-in electric BBQs,
FURNITURE	Furniture to architects detailed design including: <ul style="list-style-type: none"> • 1 x outdoor tables and bench seats. • 2 x outdoor coffee tables & chairs. • 6 x Sun Lounges.

Gymnasium (Level 2)

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"> • 2 x Healthstream Treadmill; and or equal • 2x Healthstream Upright Bike; and or equal • 1 x Concept 2 Rowing machines; and or equal • 1 x Dumbell set; and or equal • 1 x Bench; and or equal • 4 x Yoga / Stretch Mats; and or equal.

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Purchasers Selections	ITEM	DESCRIPTION
	COLOUR SELECTIONS	<p>SCHEME There are two colour schemes:</p> <p>Scheme A (Atlantic); and</p> <p>Scheme B (Bondi).</p>
	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 Pay TV 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>

