

COMMON AREAS AND BUILDING FINISHES

External Walls	Reinforced concrete (off-form and painted finish) / glazing / 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.
Fire Services	Common areas and car parking levels as required by Building Code of Australia (BCA). Fire sprinklers to BCA requirements. Detection system to residential apartments comprising fire sprinklers, smoke alarms and / or sound alert system as required by BCA.
Waste Disposal	Garbage chute to each level for refuse, terminating on Ground Floor. 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 4 to Architect's detailed design.
Gymnasium	Gymnasium located on Level 4 to Architect's detailed design including gym equipment, treadmill, cardio machines and free weights.

ACCESS CONTROL

Access Control	Access control system including programmable proximity reader for floor-by-floor lift control, vehicle entry and exit to car park.
Keys	Each apartment will be provided with 2 x keys for apartment front door.
Visitor Access	Voice intercom to apartment at ground floor lobby.

GENERAL APARTMENT INCLUSIONS

Acoustic	To BCA requirements.
Thermal / Energy Efficiency	To BCA requirements.
External Walls	Precast, rendered blockwork, paint and feature powdercoated aluminium facade treatment to Architect's detailed design.
Internal Walls	Plasterboard and paint finish to Architect's detailed design.
Ceiling Finish	Suspended plasterboard with paint finish.
Windows / External Sliding Doors	Aluminium framed double-glazed windows and sliding door sections.
Access Control	Intercom handset providing access control from main entry to apartment, location to Architect's detailed design
Telephone & Data	The building will be provided with a telephone backbone suitable for each apartment to have 2 x exchange lines. Provision of high-speed fibre is subject to availability of infrastructure to the site.
Car Parking	Allocated on-site car park as per plan.
Apartment Air Conditioning	Ducted reverse-cycle air conditioning system to living rooms and bedrooms. Condenser located in service area.
Storage	Allocated non-waterproof storage compartment as per plan.
Hot Water System	Centralised gas hot water system, separately metered to each apartment.

BALCONY

Lighting	Surface-mounted light fitting to Architect's detailed design.
Floor	Tile. Refer to Purchaser's Selections.
Ceiling	Applied textured paint finish.
Power	1 x outdoor double GPO per apartment.
Water Tap	1 x water tap per apartment
Balustrades	To BCA requirements and Architect's detailed design, which may include concrete up-stand with applied paint finish, framed or frameless glass, metalwork balustrade.

ENTRY

Lighting	Lighting to BCA requirements and Architect's detailed design.
Floor	Tiles or carpet. Refer to plan and Purchaser's Selections.

LIVING ROOM

Lighting	Lighting to BCA requirements and Architect's detailed design.
Floor	Carpet. Refer to Purchaser's Selections.
Power	3x double GPO's.
TV	Free to Air and Cable outlet. See Communications and Data Services for further details.

DINING ROOM

Lighting	Lighting to BCA requirements and to Architect's detailed design.
Floor	Carpet. Refer to Purchaser's Selections.
Power	1 x double GPO.
Linen / Store where shown on plan	Linen / Store including shelves to Architect's detailed design

KITCHEN

Lighting	Lighting to BCA requirements and to Architect's detailed design.
Floor	Tiles. Refer to Purchaser's Selections.
Power	2 x double GPO's and 1 x single GPO for refrigerator. Power to appliances as required.
Benchtop	Solid composite stone benchtop to Architect's detailed design. Refer to Purchaser's Selections.
Splash Back	Solid composite stone splash back to Architect's detailed design. Refer to Purchaser's Selections.
Joinery Doors	Soft-close laminate to Architect's detailed design.

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 Franke TA7300B gooseneck sink mixer with pull-out spray; or equal.



Sink Franke SID 620 Tectonite double bowl sink; or equal.



Oven Wolf SOC/B/TH 76cm multi-function oven; or equal.



Microwave Wolf MDD30CM/B/TH 76cm microwave; or equal.



Cooktop

Wolf ICBCI304C/B 76cm 4-zone touch control induction cooktop; or equal.



Rangehood

ILVE IVUM90 concealed undermount rangehood; or equal.



Refrigerator

Sub Zero ICBBI48SDO 120cm built in side by side fridge with water and ice; or equal.



Dishwasher

Franke FRDW60SI semi-integrated dishwasher; or equal.



LAUNDRY

Lighting	Lighting to BCA requirements and Architect's detailed design.
Floor	Tiles. Refer to Purchaser's Selections.
Power	1 x double GPO.
Walls	Plasterboard with paint finish / skirting tile.
Sink	Stainless steel laundry sink & cabinet
Tapware	Laundry sink mixer.
Splash Back	Tile above sink.
Washing Machine	Haier HWF75AW1 washing machine; or equal.
Dryer	Haier HDC80E1 condenser dryer; or equal.
Hot & Cold Washing Machine Cocks	Provided and connected to washing machine.
Laundry Doors	Joinery doors to Architect's detailed design.

BEDROOM 1

Lighting	Lighting to BCA requirements and to Architect's detailed design.
Floor	Carpet - Refer to Purchaser's Selections.
Power	3 x double GPO.
TV	Free-to-air and cable outlet. See Communications and Data Services below for further details.
Wardrobe (where shown on plan)	Detailed wardrobe fitout to Architect's detailed design including shelves, removable hanging rails and sliding robe doors (mirror and colourback glass).
Walk-in Wardrobe (where shown on plan)	Detailed wardrobe fit out to Architect's detailed design including shelves and removable hanging rails.






BEDROOM 2 & 3

Lighting	Lighting to BCA requirements and to Architect's detailed design.
Floor	Carpet - Refer to Purchaser's Selections.
Power	2 x double GPO.
TV	Free-to-air and cable outlet. See Communications and Data Services below for further details.
Wardrobe (where shown on plan)	Detailed wardrobe fitout to Architect's detailed design including shelves, removable hanging rails and sliding robe doors (mirror and colourback glass).
Walk-in Wardrobe (where shown on plan)	Detailed wardrobe fit out to Architect's detailed design including shelves and removable hanging rails.

MEDIA ROOM

Lighting	Lighting to BCA requirements and to Architect's detailed design.
Floor	Carpet - Refer to Purchaser's Selections.
Power	2 x double GPO.
TV	Free-to-air and cable outlet. See Communications and Data Services below for further details.

ENSUITE / BATHROOM

Lighting	Lighting to BCA requirements and to Architect's detailed design.	
Power	1 x double GPO per vanity basin.	
Floor	Tiles - Refer to Purchaser's Selections.	
Walls	Ceramic tiles to Architect's detailed design.	
Vanity Cabinet	Laminate with melamine water resistant board carcass to Architect's detailed design. Refer Purchaser's Selections.	
Shaving Cabinet	Shaving cabinet with mirrored doors to Architect's detailed design.	
Toilet Suite	Parisi Linfa wall-faced 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.	
Shower	Parisi L'Hotel combination shower; or equal.	

Toilet Roll Holder	Toilet roll holder.
Hand Towel Rail	Hand towel rail.
Towel Rails	2 x towel rails.
Shower Shelf	Shower shelf.
Shower Screen	Semi-frameless to Architect's detailed design.
Mechanical Ventilation	To BCA requirements.

COMMUNICATIONS AND DATA SERVICES

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. 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>

PURCHASER'S SELECTIONS

Colour Selections	<p>There are two colour schemes:</p> <ul style="list-style-type: none"> - Ebony; and - Ivory
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.</p> <p>Natural materials may display characteristics which vary from the samples shown on the display finishes boards due to the intrinsic natural of such naturally occurring materials.</p>
Lights, GPOs and Bathroom Accessories	<p>Light fittings, GPOs, intercom systems, 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	The Seller reserves the right to substitute any specified inclusions with that of a similar quality.