



**SCHEDULE OF INCLUSIONS**  
**3 BEDROOM APARTMENTS**

**Common Areas  
and Building  
Finishes**

<i>ITEM</i>	<i>DESCRIPTION</i>
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 2 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 <b>Communications and Data Services</b> , 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
	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

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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
	TAP	Tap
	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
	TV	Free to Air and cable outlet See <b>Communications and Data Services</b> , 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>

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POWER	1x double GPO
LINEN / STORE	Linen / store including shelves to Architect's detailed design <i>Refer plan</i>

#### 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
TAPWARE	Franke black gooseneck mixer, or equal



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### 3 BEDROOM APARTMENTS

SINK

Franke Tectonite double bowl sink, or equal



OVEN

Wolf SOCE/B/TH 76cm multi-function oven, or equal



MICROWAVE

Wolf MDD30CM/B/TH 76cm microwave, or equal



## SCHEDULE OF INCLUSIONS

### 3 BEDROOM APARTMENTS

#### COOKTOP

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

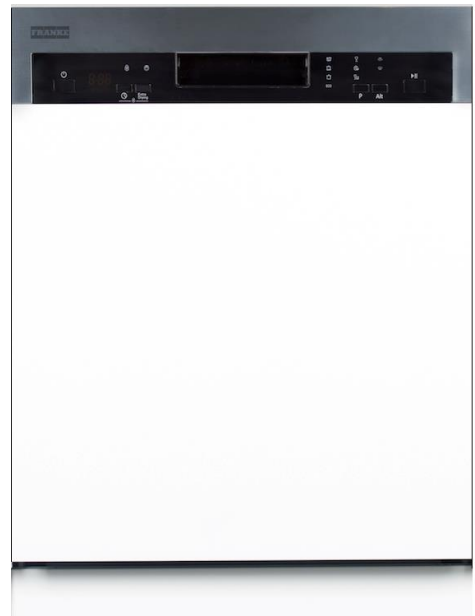


#### RANGE HOOD

Under cupboard range hood, exhaust externally

#### DISHWASHER

Franke semi integrated dishwasher, or equal



## SCHEDULE OF INCLUSIONS

### 3 BEDROOM APARTMENTS

#### REFRIGERATOR

Sub-Zero ICBBI48SDO 1219mm built-in side by side fridge with water and ice dispenser



#### 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

## SCHEDULE OF INCLUSIONS

### 3 BEDROOM APARTMENTS

DRYER	Dryer
HOT & COLD WASHING MACHINE COCKS	Hot & cold washing machine cocks
MECHANICAL VENTILATION	To NCC requirements
LAUNDRY DOORS	Joinery doors to Architect's detailed design

#### Bedrooms

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 <i>See <b>Communications and Data Services</b>, below, for further details</i>
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

#### 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	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>



## SCHEDULE OF INCLUSIONS

### 3 BEDROOM APARTMENTS

#### 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



#### SHOWER MIXER

Parisi L'Hotel shower mixer, or equal



#### SHOWER ROSE

Parisi Blade rail shower, or equal



## SCHEDULE OF INCLUSIONS

### 3 BEDROOM APARTMENTS

TOILET ROLL HOLDER	Parisi Quasar toilet roll holder, or equal
TOWEL RAILS	2x Parisi Quasar towel rails or equal
SHOWER SHELF	Parisi Ellisse frosted glass shelf, or equal



SHOWER SCREEN	Semi-frameless to Architect's detailed design
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MECHANICAL VENTILATION	To NCC requirements
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## Ensuite

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
POWER	1x double GPO
FLOOR	Tiles <i>Refer Purchaser's Selections</i>
WALLS	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 ROLL HOLDER	Parisi Quasar toilet roll holder, or equal
TOILET SUITE	Parisi Slim rimless wall faced suite, or equal



## SCHEDULE OF INCLUSIONS 3 BEDROOM APARTMENTS

VANITY BASIN

Parisi Aline Basin, or equal



VANITY TAPSET

Parisi L'Hotel basin mixer, or equal



SHOWER MIXER

Parisi L'Hotel shower mixer, or equal



SHOWER ROSE

Parisi Blade rail shower, or equal



BATH

Drop in bath to Architect's detailed design

TOWEL RAILS

2x Parisi Quasar towel rail, or equal

SHOWER SHELF

Parisi Ellisse frosted glass shelf, or equal






## SCHEDULE OF INCLUSIONS

### 3 BEDROOM APARTMENTS

SHOWER SCREEN                      Semi-frameless to Architect's detailed design

MECHANICAL VENTILATION                      To NCC requirements

Powder Room		
	ITEM	DESCRIPTION
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	WALLS	Plasterboard/paint finish/skirting tile
	TOILET ROLL HOLDER	Parisi Quasar toilet roll holder, or equal
	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
		
	VANITY CABINET & MIRROR	Laminate with melamine carcass and reconstituted benchtop <i>Refer Purchaser's Selections</i>
	MECHANICAL VENTILATION	To NCC requirements



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<b>Communications and Data Services</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	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 cable TV services  Pre-wire for cable TV to each apartment in rooms specified  Future subscription and final connection to cable 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 cable TV service

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### 3 BEDROOM APARTMENTS

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"> <li>• 2x commercial grade treadmill</li> <li>• cross trainer, or equal</li> <li>• upright cycle</li> <li>• rowing machine</li> <li>• dual pulley/freemotion unit, or similar</li> <li>• Assorted benches, freeweights, stretch mats and fit balls</li> </ul>

Pool & BBQ Area Level 2	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"> <li>• Sink</li> <li>• 3x Built-in electric BBQs</li> </ul>



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<b>Purchaser's Selections</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	COLOUR SCHEME SELECTIONS	There are three colour schemes: <ul style="list-style-type: none"><li>• Scheme 1 'Sand'</li><li>• Scheme 2 'Shitake'</li><li>• Scheme 3 'Wild Rice'</li></ul>
	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 cable 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