



BOARDWALK

BURLEIGH BEACH

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
Access Control	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 smoke alarms in apartments, and sound alert system as required by BCA
	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
General	KEYS	Each apartment will be provided with 2x keys for apartment front door
	GARAGE ENTRY/EXIT	Each apartment will be provided with a proximity fob controller per car park for entry to the car park
	ITEM	DESCRIPTION
	ACOUSTIC	To BCA requirements
	THERMAL / ENERGY EFFICIENCY	To BCA requirements
	EXTERNAL WALLS	Paint or render and paint finish to Architect's detailed design
	INTERNAL DOORS	Hollow-core doors within the apartment; or



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to BCA requirements.

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

The building will be provided with a telephone backbone suitable for each apartment to have 2x exchange lines

CAR PARKING

Refer contract for sale.

APARTMENT AIR CONDITIONING

2 Bedroom Units: Wall-hung split system air conditioning to living room and bedrooms. Condenser located in service area.

3 Bedroom Units: 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 BCA 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 BCA requirements and Architect's detailed design



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FLOOR Carpet
Refer plan and Purchaser's Selections

MASTER LIGHT SWITCH A master light switch at apartment entry.

Living Room

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA 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 BCA 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 BCA 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
FRIDGE WATER TAP	Fridge Water connection tap
BENCHTOP	Reconstituted stone benchtop to architects detailed design. <i>Refer Purchaser's Selections</i>
SPLASH BACK	Reconstituted stone to architects detailed design. <i>Refer Purchaser's Selections</i>



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JOINERY DOORS	Soft close 2 pac polyurethane and feature laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>
JOINERY DRAWERS	Soft close 2 pac polyurethane 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 and handles to Architect's detailed design
TAPWARE	Stratt+Parker sink mixer with gooseneck spout; and or equal



SINK	Stainless steel sink – single bowl
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OVEN	Ilve IL0691X oven; and or equal
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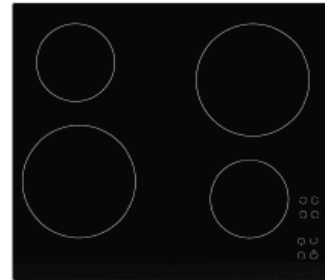
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COOKTOP

Iive ILC604B 4-zone touch control electric cooktop; and or equal



RANGE HOOD

Under cupboard re-circulating rangehood

DISHWASHER

Iive IVDFI fully integrated dishwasher; and or equal



Laundry

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA 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	F&P 5kg Sensor Dryer (DE50F56E1); and or equal
HOT + COLD WASHING	Provided and connected to washing



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MACHINE COCKS	machine
MECHANICAL VENTILATION	To BCA requirements
LAUNDRY DOORS	Joinery doors to Architect's detailed design

Main Bedroom

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA 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
WARDROBE <i>where shown on plan</i>	Detailed wardrobe fit out to Architect's detailed design including drawers, shelves, adjustable hanging rails and sliding robe doors (mirror and colourback glass)

Ensuite

(where shown on plan)

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA 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 & Plasterboard to architects detailed design. <i>Refer Purchaser's Selections</i>
VANITY CABINET	2 pac polyurethane and feature laminate with Melamine Carcass; to Architect's detailed design <i>Refer Purchaser's Selections</i>
MIRROR	Mirror - <i>Refer Purchaser's Selections</i>
TOILET SUITE	Parisi L' Hotel wall faced pan; and or equal





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VANITY BASIN

Parisi Envy bench basin; and or equal



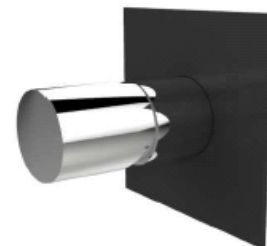
VANITY TAPSET

Stratt+Parker D56 Basin Mixer; and or equal



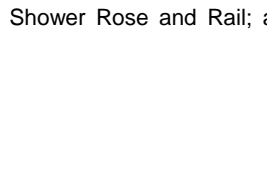
SHOWER MIXER

Stratt+Parker D56 Shower Mixer; and or equal



SHOWER ROSE

Stratt+Parker Shower Rose and Rail; and or equal





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TOILET ROLL HOLDER	Toilet roll holder
TOWEL RAILS	Towel rail x2
SHOWER SHELF	Shower shelf
SHOWER SCREEN	Semi-frameless to Architect's detailed design
MECHANICAL VENTILATION	To BCA requirements

	ITEM	DESCRIPTION
Bedrooms 2 & 3 (where shown on plan)	LIGHTING	Lighting to BCA 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 <i>See Communications and Data Services, below, for further details</i>
	WARDROBE	Detailed wardrobe fitout to Architect's detailed design including shelves, hanging rails and robe doors

	ITEM	DESCRIPTION
Bathroom	LIGHTING	Lighting to BCA requirements and to Architect's detailed design
	POWER	1x double GPO





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FLOOR	Tiles <i>Refer Purchaser's Selections</i>
WALLS	Ceramic tiles & Plasterboard to architects detailed design. <i>Refer Purchaser's Selections</i>
VANITY CABINET	2 pac polyurethane and feature laminate with Melamine Carcass; to Architect's detailed design
MIRROR	Mirror - <i>Refer Purchaser's Selections</i>
TOILET SUITE	Parisi L' Hotel wall faced pan; and or equal



VANITY BASIN	Parisi Envy bench basin; and or equal
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VANITY TAPSET	Stratt+Parker D56 Basin Mixer; and or equal
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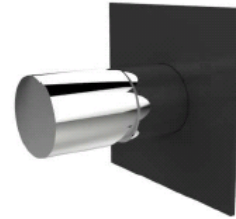
SHOWER MIXER	Stratt+Parker D56 Shower Mixer; and or equal
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SHOWER ROSE

Stratt+Parker Shower Rose and Rail; and
or equal



TOILET ROLL HOLDER

Toilet roll holder

HAND TOWEL RAIL

Towel rail

TOWEL RAILS

Towel rail x2

SHOWER SHELF

Parisi shower shelf

SHOWER SCREEN

Semi-frameless to Architect's detailed
design

MECHANICAL VENTILATION

To BCA requirements

	<i>ITEM</i>	<i>DESCRIPTION</i>
Communications and Data Services	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.



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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.

	ITEM	DESCRIPTION
Purchasers' Selections	COLOUR SCHEME SELECTIONS	There are three (3) colour scheme options: <ul style="list-style-type: none"> • Scheme 1 - 'Coast' • Scheme 2 - 'Domain' • Scheme 3 - 'Urban'
	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.
	ITEM	DESCRIPTION
Gymnasium (Ground level)	LIGHTING	Lighting to BCA 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



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FLOOR

To Architect's detailed design

EQUIPMENT

Gymnasium equipment including:

- 2 x Healthstream Treadmill; and or equal
- 2x Healthstream Upright Bike; and or equal
- 2 x Healthstream Elliptical; and or equal
- 2 x Concept 2 Rowing machines; and or equal
- 1 x Dumbell set; and or equal
- 2 x Benches; and or equal
- 8 x Yoga / Stretch Mats; and or equal
- 3 x Yoga Swiss Balls; and or equal