

## COMMON AREAS, FINISHES & BUILDINGS SERVICES

STRUCTURE	Reinforced concrete & masonry
EXTERNAL WALLS	Reinforced concrete (off-form & painted finish) / glazing / aluminium composite panel / brickwork / render and other finishes to architect's design and elevation plan
FLOORS	Reinforced concrete slab
ROOF	Metal roofing Insulation to ceiling of all top floor apartments as required by the National Construction Code (NCC)
CORRIDORS & LOBBIES	Floor finish, wall finish, lighting and features to Architects detailed design including floor tiles and carpet
LIFTS	Lift servicing all floors and parking levels and ground floor lobbies as shown on plans
LETTER BOXES	1 x Lockable letterbox per apartment located near building entry
FIRE SERVICES	Common areas and car parking levels designed to the requirements of the NCC Detection system to residential apartments comprising smoke alarms in apartments, and sound alert system as required by the NCC
WASTE DISPOSAL	Residential garage room located within the basement and accessible from residential lifts Supply of refuse bins and recycling bins to garbage rooms and waste management generally to be responsibility of Body Corporate

## ACCESS CONTROL

ACCESS CONTROL	Access control system including programmable proximity reader for floor by floor lift control, basement and access to ground floor entry lobby
VISITOR ACCESS	AV intercom to unit at ground floor entry lobby
KEYS	Each apartment will be provided with 2 x front door keys

Disclaimer: The information in this document is indicative only and subject to change. The information does not form part of the contract for sale and interested parties must rely on their own enquiries and the information in the contract for sale.

# SCHEDULE OF INCLUSIONS



## GENERAL APARTMENT INCLUSIONS

ACOUSTIC	Common walls and party walls to NCC requirements
THERMAL/ENERGY EFFICIENCY	Common walls and party walls to NCC requirements
FIRE RATING	Common walls and party walls to NCC requirements
INTERNAL WALLS	Plasterboard and paint finish to Architect's detailed design
CEILING FINISH	Suspended plasterboard with square set joints, paint finish to Architect's detailed design
WINDOWS/EXTERNAL SLIDING DOORS	Aluminium framed window and sliding door sections. Double glazed windows to meet minimum energy efficiency requirements to NCC requirements. Fly screens to sliding doors.
ELECTRICAL SERVICES	Usage of each apartment separately metered by and connected to Supply Authority electricity service
WATER & SEWERAGE	Water and sewerage supply to each apartment by Icon Water. Usage billed to Body Corporate and apportioned between apartments according to final unit entitlements.
HOT WATER	Centralised gas hot water system
STORAGE	Allocated non-waterproof storage compartment within basement
AIR-CONDITIONING	1-bedroom apartments – Reverse cycle wall hung split to living room 2-bedroom apartments – Reverse cycle wall hung split to living room and master bedroom 3-bedroom apartments – Reverse cycle wall hung split system to living room and master bedroom Condenser location as per plan
<b>BALCONY</b>	
FLOOR	Tile
CEILING	Applied textured paint finish
LIGHTING	Surface mounted light fitting to Architects design
BALUSTRADES	To NCC requirements and Architect's detailed design, metal balustrade typically

Disclaimer: The information in this document is indicative only and subject to change. The information does not form part of the contract for sale and interested parties must rely on their own enquiries and the information in the contract for sale.

# SCHEDULE OF INCLUSIONS



## ENTRY

ENTRY DOOR	Fire rated entry door, paint finish to Architect's detailed design
LIGHTING	Lighting to NCC requirements and Architect's detailed design

## LIVING ROOM

LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Laminate flooring. Refer to Buyer Selections
POWER	3 x Double GPO's

## DINING

LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Laminate flooring. Refer to Buyer Selections
POWER	1 x Double GPO

## KITCHEN

LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Laminate flooring. Refer to Buyer Selections
POWER	2 x Double GPO's; 1 x Single GPO for refrigerator Power to appliances as required
BENCHTOP	Solid composite stone benchtop 20mm thick Refer to Buyer Selections
SPLASHBACK	Stone / Tile to Architect's detailed design Refer to Buyer Selections
JOINERY DOORS	High pressure laminate to Architect's detailed design Refer to Buyer Selections
JOINERY CARCASS	Melamine – water resistant board
JOINERY HANDLES & HARDWARE	Finger pull / handles to Architect's detailed design
SINK	Single undermount stainless steel sink
SINK MIXER	Parisi Envy arch sink mixer (Nickel)

Disclaimer: The information in this document is indicative only and subject to change. The information does not form part of the contract for sale and interested parties must rely on their own enquiries and the information in the contract for sale.

# SCHEDULE OF INCLUSIONS



## KITCHEN APPLIANCES

FRIDGE	Ariston 282 litre fully integrated fridge / freezer BCB7030F
OVEN	SMEG 60cm multifunction built-in oven SFA579X or similar
COOKTOP	SMEG 60cm touch control 4 zone ceramic cooktop SA611XC1-A or similar
RANGEHOOD	Ariston concealed under mount rangehood ducted externally
DISHWASHER	SMEG 60cm semi-integrated dishwasher DWAI6214X

## LAUNDRY

DRYER	Wall mounted Fisher & Paykel 4.5Kg front load dryer DE4560M1
LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Tiled – Refer to Buyer Selections
POWER	1 x Double GPO
WALLS	Plasterboard / paint finish / skirting tile
WATER	Hot and cold washing machine cocks
LAUNDRY MIXER	Sink mixer to builders selection
SINK	Single bowl laundry tub & cabinet
VENTILATION	Mechanical ventilation to NCC requirements

Disclaimer: The information in this document is indicative only and subject to change. The information does not form part of the contract for sale and interested parties must rely on their own enquiries and the information in the contract for sale.

# SCHEDULE OF INCLUSIONS



## BATHROOM / ENSUITE (WHERE SHOWN ON PLAN)

LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Tiled – Refer to Buyer Selections
POWER	1 x Double GPO
WALLS	Full height tiles
TOILET SUITE	Soft close, back to wall suite
VANITY BASIN	Architect designed freestanding vanity with integrated basin
BASIN MIXER	Parisi Envy basin mixer (Nickel)
SHOWER TAPWARE	Parisi Envy Exp column shower (Nickel)
TOILET ROLL HOLDER	Toilet roll holder
TOWEL RAILS	Towel rail
ROBE HOOK	Robe hook
SHOWER SHELF	Shower shelf
SHOWER SCREEN	Framed glass shower screen to Architect's detailed design
VENTILATION	To NCC requirements

## MASTER BEDROOM

LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Carpet – Refer to Buyer Selections
POWER	3 x Double GPO
WARDROBE (R)	To Architect's detailed design and floor plan including shelves and removable hanging rails, panelling sliding robe doors

## BEDROOMS TWO & THREE (IF APPLICABLE)

LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Carpet – Refer to Buyer Selections
POWER	2 x Double GPO
WARDROBE (R)	To Architect's detailed design and floor plan including shelves and removable hanging rails, panelling sliding robe doors

Disclaimer: The information in this document is indicative only and subject to change. The information does not form part of the contract for sale and interested parties must rely on their own enquiries and the information in the contract for sale.

## COMMUNICATION AND DATA SERVICES

NBN	The building will be provided with an NBN backbone. Each apartment will be provided with an NBN co Network Termination Device
DATA CABLING	Category 6 cabling provided to kitchen, living, main bedroom, study desk (where applicable) providing communications services
FREE TO AIR TV	Pre-wire and connection to Free-to-air TV channels in living room. Additional master bedroom TV point to 3 bedroom apartments
PAY TV	PayTV connection is provisioned for with data point outlet to living room. (Subscription to a PayTV provider by the occupant is required to enable the service)
WALL MOUNTED TV MEDIA PROVISIONS IN LIVING	Outlets positioned at 0.9m height to allow wall mounted or cabinet placed TV positioning HDMI cabling point provided back to data cabling patch panel

## PARKING AND TRANSPORT

CAR PARKING	Allocated on-site secure basement car park as per plan
DOUBLE GARAGE	Secure double garage parking within basement with roller door, two hand controller remotes to selected 3-bedroom apartments. Refer to parking schedule
BICYCLE PARKING	Access to secure common property bike enclosure with basement
MOTORCYCLE PARKING	Option to purchase dedicated motor cycle parking on title subject to availability
WIRELESS BASEMENT ENTRY	Advanced number plate recognition operations or portable access control device (1 x controller per car park)
ELECTRIC VEHICLE CHARGING	Access to electric vehicle charging station within wider basement (at a commercial charge with third party operator)
SUPPLEMENTARY PARKING	Access to short and medium-term parking within wider basement (at a commercial charge with third party operator)
TRANSPORT OPTIONS	Access to light rail, bus, shared bikes and cars transport options as part of the wider precinct

Disclaimer: The information in this document is indicative only and subject to change. The information does not form part of the contract for sale and interested parties must rely on their own enquiries and the information in the contract for sale.

# SCHEDULE OF INCLUSIONS



## ADDITIONAL NOTES

COLOUR SCHEME SELECTIONS	There are two colour schemes that will be made available to the buyer Buyers are to make their colour scheme selection within 30 days of the date of the Contract for Sale
NATURAL MATERIALS	Buyers are advised that the finishes proposed for use in the apartments may include natural materials such as granite, marble, limestone, reconstituted stone products, and timber. These materials may display characteristics which vary from the samples shown on the display colour boards, which are naturally occurring. These variations should be expected and appreciated.
LIGHT, GPO'S, BATHROOM ACCESSORIES	Light fittings, GPO's, intercom system, free-to-air 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

Disclaimer: The information in this document is indicative only and subject to change. The information does not form part of the contract for sale and interested parties must rely on their own enquiries and the information in the contract for sale.