

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 (BCA) Fire sprinklers to BCA requirements. Detection system to residential apartments comprising smoke alarms in apartments, and sound alert system as required by BCA
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
	KEYS	Each apartment will be provided with 2x keys for apartment front door
General	WIRELESS 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 to BCA requirements

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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	Allocated on-site car park as per plan
APARTMENT AIR CONDITIONING	Wall-hung split system air conditioning: 1-bedroom: to Living 2-bedroom: to Living and Main Bedroom 3-bedroom: Ducted reverse cycle air conditioning system to living rooms and all bedrooms Condenser located in service area.
STORAGE/LINEN CUPBOARDS	To Architect's detailed design

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
FLOOR	Tiles and Carpet <i>Refer plan and Purchaser's Selections</i>

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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 Foxtel 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
	BENCHTOP	Stone benchtop to architects detailed design <i>Refer Purchaser's Selections</i>
	SPLASH BACK	Tile splashback <i>Refer Purchaser's Selections</i>
	JOINERY DOORS	Soft close melamine and feature laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>
	JOINERY DRAWERS	Soft close melamine and feature laminate to Architect's detailed design
	JOINERY CARCASS	Melamine – water resistant board
	JOINERY HANDLES – CUPBOARDS / DRAWERS	Finger pull to Architect's detailed design

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TAPWARE

Parisi Elli Soft Square Kitchen Mixer



SINK

Single bowl sink

OVEN

Fisher & Paykel OB60SC5LCX1 Multi-Function Oven or equal



COOKTOP

Fisher & Paykel CE604DTB1 ceramic Cooktop or equal



RANGE HOOD

Concealed under cupboard re-circulating range hood

DISHWASHER


Fisher & Paykel integrated dishwasher or equal



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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	Parisi Envy sink mixer 
	SINK	Single bowl laundry tub and cabinet
	SPLASHBACK	Tiles
	WASHING MACHINE	Washing machine with 4 star WELS rating
	DRYER	Clothes dryer
	HOT + COLD WASHING MACHINE COCKS	Provided and connected to washing 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 shelves, adjustable hanging rails and sliding robe doors

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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 and plasterboard to architects detailed design
	VANITY	Feature laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>
	SHAVING CABINET DOORS	Mirror doors
	SHAVING CABINET CARCASS	Melamine water resistant board
	TOILET SUITE	Parisi Slim rimless toilet suite or equal
		
	VANITY BASIN	Parisi Velca 800mm wall basin or equal
		
	VANITY TAPSET	Parisi L'Hotel Basin Mixer or equal
		
	SHOWER MIXER	Parisi L'Hotel Shower Mixer or equal
		

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SCHEDULE OF INCLUSIONS

SHOWER ROSE

Parisi Blade Rail Set or equal



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 BCA requirements

Bedrooms 2 & 3

(where shown on plan)

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and to Architect's detailed design
POWER	2x double GPO
FLOOR	Carpet <i>Refer Purchaser's Selections</i>
WARDROBE	Detailed wardrobe fit-out to Architect's detailed design including shelves, hanging rails and robe doors

Bathroom

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and to Architect's detailed design
POWER	1x double GPO
FLOOR	Tiles <i>Refer Purchaser's Selections</i>

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SCHEDULE OF INCLUSIONS

WALLS	Ceramic tiles and plasterboard to architects detailed design
VANITY	Feature laminate to Architect's detailed design - <i>Refer Purchaser's Selections</i>
SHAVING CABINET DOORS	Mirror doors
SHAVING CABINET CARCASS	Melamine water resistant board
TOILET SUITE	Parisi Slim rimless toilet suite or equal



VANITY BASIN	Parisi Velca 800mm wall basin or equal
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VANITY TAPSET	Parisi L'Hotel Basin Mixer or equal
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SHOWER MIXER	Parisi L'Hotel Shower Mixer or equal
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SCHEDULE OF INCLUSIONS

SHOWER ROSE

Parisi Blade Rail Set or equal



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

Multi-Purpose Room

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and to Architect's detailed design
POWER	2x double GPO
TV	Free to Air and Foxtel outlet – See Communications and Data Services below for further details
FLOOR	Carpet Refer Purchaser's Selections

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Communications and Data Services	ITEM	DESCRIPTION
	DIGITAL TV	Pre-wire and connection to Free-to-air TV channels in rooms specified
	DATA	Provision of high speed fibre is subject to availability of infrastructure to the site
	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
Gymnasium	ITEM	DESCRIPTION
	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
	FLOOR	Carpet to Architect's detailed design
	EQUIPMENT	Gymnasium equipment including: <ul style="list-style-type: none"> • 2 x commercial grade treadmill • 1x cross trainer or equivalent • 2x upright cycle • 1x rowing machine • 1x dual pulley/freemotion unit or similar • Assorted benches, freeweights, stretch mats and fitballs

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Purchasers' Selections

ITEM	DESCRIPTION
COLOUR SCHEME SELECTIONS	There are two colour schemes: <ul style="list-style-type: none"> • Scheme 1 'City' • Scheme 2 'Bay'
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.