



SCHEDULE OF INCLUSIONS

Common Areas and Building Finishes	ITEM	DESCRIPTION
	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 Building Code of Australia (BCA) Detection system to residential apartments comprising smoke alarms and or sound alert system as required by BCA
Access Control	WASTE DISPOSAL	Ground floor waste room and basement waste transfer room Supply of bins to garbage rooms, supply of recycling bins by Territory and Municipal Services. Waste management generally the responsibility of Body Corporate
	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



SCHEDULE OF INCLUSIONS

General Apartment Finishes

ITEM	DESCRIPTION
ACOUSTIC	To BCA requirements
THERMAL/ENERGY EFFICIENCY	To BCA requirements
EXTERNAL WALLS	Precast, rendered blockwork paint, feature powder coated aluminium façade treatment and other finishes 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	<p>The building will be provided with a telephone backbone suitable for each apartment to have 4x exchange lines</p> <p>Provision of high speed fibre is subject to availability of infrastructure to the site</p>
BASEMENT	Non-waterproof basement including spoon drain to perimeter walls for collection of water ingress to Architect's detailed design and BCA requirements
GROUND FLOOR CAR PARKING	Non-water proof ground floor car parking structure with permeable façade for natural light and ventilation to Architect's detailed design and BCA requirements
CAR PARKING	Allocated on-site car park as per plan
STORAGE	Allocated non-waterproof chain wire storage compartment as per plan



SCHEDULE OF INCLUSIONS

APARTMENT AIR CONDITIONING

Reverse cycle air conditioning split system:

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

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

Balcony tap to 3 bed apartments only

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 or Carpet
Refer plan and Purchaser's Selections

Living Room

ITEM

DESCRIPTION

LIGHTING

Lighting to BCA requirements and to Architect's detailed design

FLOOR

Carpet
Refer Purchaser's Selections

POWER

3x double GPOs

TV

Free to Air and cable outlet
See **Communications and Data Services**,
below, for further details

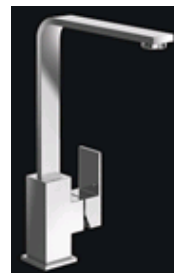
SCHEDULE OF INCLUSIONS

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
BENCHTOP	Solid composite stone benchtop <i>Refer Purchaser's Selections</i>
SPLASH BACK	Tile splash back <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 or handles to Architect's detailed design
TAPWARE	Paco Jaanson 'Scondro' sink mixer



SCHEDULE OF INCLUSIONS

SINK

Sink

OVEN (1 & 2 bedroom apartments)

AEG BE2003001M 5-function 60cm oven, finish stainless steel



OVEN (3 bedroom apartments)

Westinghouse WVE916SA 10-function 90cm oven, finish stainless steel



MICROWAVE (1 & 2 bedroom apartments)

AEG MCD2664EM inbuilt microwave



SCHEDULE OF INCLUSIONS

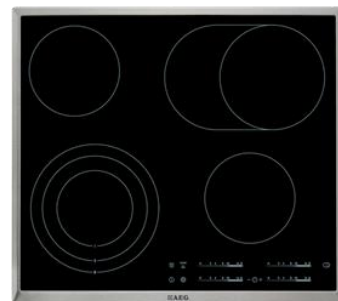
MICROWAVE (3 bedroom apartments)

Westinghouse WMS281SB inbuilt microwave



COOKTOP (1 & 2 bedroom apartments)

AEG HK654070XB 4-zone ceramic touch control 60cm cooktop



COOKTOP (3 bedroom apartments)

Westinghouse WHC944BA 4-zone ceramic touch control 90cm cooktop



RANGE HOOD

Concealed under cupboard rangehood

SCHEDULE OF INCLUSIONS

DISHWASHER

AEG F78601VI1P fully integrated dishwasher



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	Laundry mixer
SINK	Single bowl laundry tub
SPLASHBACK	Tiled above sink
DRYER	Midea 6kg front load dryer



SCHEDULE OF INCLUSIONS

WASHING MACHINE

Midea 6kg front load washing machine



HOT & COLD WASHING
MACHINE COCKS

Provided and connected to washing
machine

MECHANICAL VENTILATION

Where required to meet 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 cable outlet See Communications and Data Services, <i>below, for further details</i>
WALK-IN WARDROBE <i>where shown on plan</i>	Detailed wardrobe fitout to Architect's detailed design including shelves and removable hanging rails
WARDROBE <i>where shown on plan</i>	Detailed wardrobe fitout to Architect's detailed design including shelves, removable hanging rails, mirror sliding doors

SCHEDULE OF INCLUSIONS

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
	WALLS	Ceramic tiles & Plasterboard to architects detailed design. <i>Refer Purchaser's Selections</i>
	VANITY CABINET & MIRROR	Laminate with Melamine Carcass and mirror door to Architect's detailed design <i>Refer Purchaser's Selections</i>
	TOILET SUITE	Paco Jaanson Daytona toilet suite; or equal
		
	VANITY BASIN	Paco Jaanson Purity basin, or equal
		

SCHEDULE OF INCLUSIONS

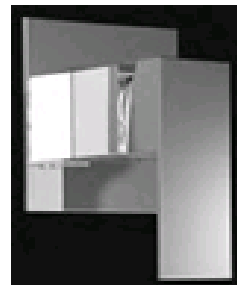
VANITY TAPSET

Paco Jaanson Scandro basin mixer, or equal



SHOWER MIXER

Paco Jaanson Scandro shower mixer; or equal



SHOWER ROSE

Paco Jaanson Scandro rail shower; or equal



TOILET ROLL HOLDER

Toilet roll holder

TOWEL RAILS

2x Towel rail

SHOWER SHELF

Shower shelf

SHOWER SCREEN

Semi-frameless to Architect's detailed design

MECHANICAL VENTILATION

To BCA requirements

SCHEDULE OF INCLUSIONS

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>
WALLS	Ceramic tiles & Plasterboard to architects detailed design. <i>Refer Purchaser's Selections</i>
VANITY CABINET & MIRROR	Laminate with Melamine Carcass and mirror door to Architect's detailed design <i>Refer Purchaser's Selections</i>
TOILET SUITE	Paco Jaanson Daytona toilet suite; or equal



VANITY BASIN

Paco Jaanson Purity basin, or equal



SCHEDULE OF INCLUSIONS

VANITY TAPSET

Paco Jaanson Scondro basin mixer, or equal



SHOWER MIXER

Paco Jaanson Scondro shower mixer; or equal



SHOWER ROSE

Paco Jaanson Scondro rail shower; or equal



BATH
Where shown on plan

Paco Jaanson Val Nueva drop in bath with tiled hob, bath spout and mixer; or equal



TOILET ROLL HOLDER

Toilet roll holder



SCHEDULE OF INCLUSIONS

TOWEL RAILS	2x Towel rail
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)

<i>ITEM</i>	<i>DESCRIPTION</i>
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 fitout to Architect's detailed design including shelves, removable hanging rails, mirror sliding doors

Family Room (where shown on plan)

<i>ITEM</i>	<i>DESCRIPTION</i>
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 Foxtel outlet See Communications and Data Services , below, for further details



SCHEDULE OF INCLUSIONS

Communications and Data Services	<i>ITEM</i>	<i>DESCRIPTION</i>
	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 Foxtel services.</p> <p>Pre-wire for Foxtel to each apartment in rooms specified.</p> <p>Future subscription and final connection to Foxtel 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 Foxtel service.</p>



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Purchaser's Selections	ITEM	DESCRIPTION
	COLOUR SCHEME SELECTIONS	<p>There are two colour schemes:</p> <ul style="list-style-type: none">• Scheme 1 'Hyde'• Scheme 2 'Central'
	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. 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.</p>
	LIGHT, GPO'S, BATHROOM ACCESSORIES	<p>Light fittings, GPO's, intercom system, free-to-air TV and Foxtel 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	<p>The Seller reserves the right to substitute any specified inclusions with that of a similar quality.</p>