

## COMMON AREAS AND BUILDING FINISHES

<b>External Walls</b>	Reinforced concrete (off-form and painted finish) / glazing / block and render / stone cladding and other finishes to Architect's detailed design.
<b>Floors</b>	Reinforced concrete suspended slab.
<b>Landscaping</b>	To Landscape Architect's detailed design.
<b>Corridors and Lobbies</b>	Floor finish, wall finish, lighting and features to Architect's detailed design including floor tiles and carpet.
<b>Lifts</b>	Lifts servicing all floors and basements as shown on plans.
<b>Letter Boxes</b>	1x lockable letterbox per apartment.
<b>Fire Services</b>	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 fire sprinklers, smoke alarms and / or sound alert system as required by BCA.
<b>Waste Disposal</b>	Garbage chute to each level for refuse, terminating on Ground Floor.  Supply of bins to garbage rooms, supply of recycling bins and waste management generally to be responsibility of Body Corporate.
<b>Outdoor Entertaining Area</b>	Outdoor entertaining area on Level 4 to Architect's detailed design.
<b>Gymnasium</b>	Gymnasium located on Level 4 to Architect's detailed design including gym equipment, treadmill, cardio machines and free weights.

## ACCESS CONTROL

<b>Access Control</b>	Access control system including programmable proximity reader for floor-by-floor lift control, vehicle entry and exit to car park.
<b>Keys</b>	Each apartment will be provided with 2 x keys for apartment front door.
<b>Visitor Access</b>	Voice intercom to apartment at ground floor lobby.

## GENERAL APARTMENT INCLUSIONS

<b>Acoustic</b>	To BCA requirements.
<b>Thermal / Energy Efficiency</b>	To BCA requirements.
<b>External Walls</b>	Precast, rendered blockwork, paint and feature powdercoated aluminium facade treatment to Architect's detailed design.
<b>Internal Walls</b>	Plasterboard and paint finish to Architect's detailed design.
<b>Ceiling Finish</b>	Suspended plasterboard with paint finish.
<b>Windows / External Sliding Doors</b>	Aluminium framed double-glazed windows and sliding door sections.
<b>Access Control</b>	Intercom handset providing access control from main entry to apartment, location to Architect's detailed design
<b>Telephone &amp; Data</b>	The building will be provided with a telephone backbone suitable for each apartment to have 4 x exchange lines. Provision of high-speed fibre is subject to availability of infrastructure to the site.
<b>Car Parking</b>	Allocated on-site car park as per plan.
<b>Apartment Air Conditioning</b>	Ducted reverse-cycle air conditioning system to living room and bedrooms. Condenser located in service area.
<b>Storage</b>	Allocated non-waterproof storage compartment as per plan.
<b>Hot Water System</b>	Centralised gas hot water system, separately metered to each apartment.

## BALCONY

<b>Lighting</b>	Surface-mounted light fitting to Architect's detailed design.
<b>Floor</b>	Tile. Refer to Purchaser's Selections.
<b>Ceiling</b>	Applied textured paint finish.
<b>Power</b>	1 x outdoor double GPO per apartment.
<b>Balustrades</b>	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

Lighting	Lighting to BCA requirements and Architect's detailed design.
Floor	Tiles or carpet. Refer to plan and Purchaser's Selections.

## LIVING ROOM

Lighting	Lighting to BCA requirements and Architect's detailed design.
Floor	Carpet. Refer to Purchaser's Selections.
Power	3x double GPO's.
TV	Free to Air and Cable outlet. See <b>Communications and Data Services</b> for further details.

## DINING ROOM

Lighting	Lighting to BCA requirements and to Architect's detailed design.
Floor	Carpet. Refer to Purchaser's Selections.
Power	1 x double GPO.
Linen / Store <i>where shown on plan</i>	Linen / Store including shelves to Architect's detailed design.

## KITCHEN

Lighting	Lighting to BCA requirements and to Architect's detailed design.
Floor	Tiles. Refer to Purchaser's Selections.
Power	2 x double GPO's and 1 x single GPO for refrigerator. Power to appliances as required.
Benchtop	Solid composite stone benchtop to Architect's detailed design. Refer to Purchaser's Selections.
Splash Back	Solid composite stone splash back to Architect's detailed design. Refer to Purchaser's Selections.
Joinery Doors	Soft-close laminate to Architect's detailed design.

**Joinery Drawers** Soft-close laminate to Architect's detailed design.

**Joinery Carcass** Melamine - water-resistant board.

**Joinery Handles -  
Cupboards / Drawers** Finger pull to Architect's detailed design.

**Tapware** Franke TA7300B gooseneck sink mixer with pull-out spray; or equal.



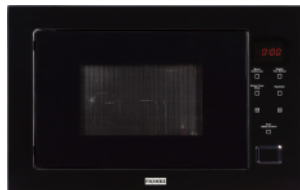
**Sink** Franke SID 110-50 Tectonite single bowl sink; or equal.



**Oven** Franke FRE60M9B 9-function oven; or equal.

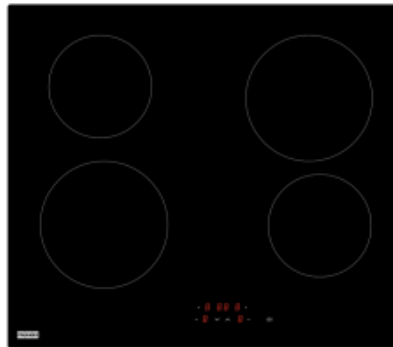


**Microwave** Franke TG925BVY microwave oven & grill; or equal.



**Cooktop**

Franke FRE604B1 4-zone ceramic cooktop; or equal.



**Rangehood**

ILVE IVUM60 concealed undermount rangehood; or equal.



**Dishwasher**

Franke FRDW60SI semi-integrated dishwasher; or equal.



## LAUNDRY

**Lighting**

Lighting to BCA requirements and Architect's detailed design.

**Floor**

Tiles. Refer to Purchaser's Selections.

**Power**

1 x double GPO.

**Walls**

Plasterboard with paint finish / skirting tile.

**Sink**

Stainless steel laundry sink and cabinet

**Tapware**

Laundry Sink mixer

<b>Splash Back</b>	Tiled above sink.
<b>Washing Machine</b>	Haier HWF75AW1 washing machine; or equal.
<b>Dryer</b>	Haier HDC80E1 condenser dryer; or equal.
<b>Hot &amp; Cold Washing Machine Cocks</b>	Provided and connected to washing machine.
<b>Laundry Doors</b>	Joinery doors to Architect's detailed design.






## ***BEDROOM 1***

<b>Lighting</b>	Lighting to BCA requirements and to Architect's detailed design.
<b>Floor</b>	Carpet - Refer to Purchaser's Selections.
<b>Power</b>	3 x double GPO.
<b>TV</b>	Free-to-air and cable outlet. See <b>Communications and Data Services</b> below for further details.
<b>Wardrobe (where shown on plan)</b>	Detailed wardrobe fitout to Architect's detailed design including shelves, removable hanging rails and sliding robe doors (mirror and colourback glass).
<b>Walk-in Wardrobe (where shown on plan)</b>	Detailed wardrobe fit out to Architect's detailed design including shelves and removable hanging rails.

## ***BEDROOM 2 (where shown on plan)***

<b>Lighting</b>	Lighting to BCA requirements and to Architect's detailed design.
<b>Floor</b>	Carpet - Refer to Purchaser's Selections.
<b>Power</b>	2 x double GPO.
<b>TV</b>	Free-to-air and cable outlet. See <b>Communications and Data Services</b> below for further details.
<b>Wardrobe (where shown on plan)</b>	Detailed wardrobe fitout to Architect's detailed design including shelves, removable hanging rails and sliding robe doors (mirror and colourback glass).
<b>Walk-in Wardrobe (where shown on plan)</b>	Detailed wardrobe fit out to Architect's detailed design including shelves and removable hanging rails.

## ***ENSUITE / BATHROOM***

<b>Lighting</b>	Lighting to BCA requirements and to Architect's detailed design.	
<b>Power</b>	1 x double GPO per vanity basin.	
<b>Floor</b>	Tiles - Refer to Purchaser's Selections.	
<b>Walls</b>	Ceramic tiles to Architect's detailed design.	
<b>Vanity Cabinet</b>	Laminate with melamine water resistant board carcass to Architect's detailed design. Refer Purchaser's Selections.	
<b>Shaving Cabinet</b>	Shaving cabinet with mirrored doors to Architect's detailed design.	
<b>Toilet Suite</b>	Parisi Linfa wall-faced toilet suite; or equal.	
<b>Vanity Basin</b>	Parisi HIGI243 squared 400 inset basin; or equal.	
<b>Vanity Tapset</b>	Parisi Quasar mixer; or equal.	
<b>Shower Mixer</b>	Parisi Quasar Shower Mixer; or equal.	
<b>Shower</b>	Parisi L'Hotel combination shower; or equal.	

<b>Toilet Roll Holder</b>	Toilet roll holder.
<b>Hand Towel Rail</b>	Hand towel rail.
<b>Towel Rails</b>	2 x towel rails.
<b>Shower Shelf</b>	Shower shelf.
<b>Shower Screen</b>	Semi-frameless to Architect's detailed design.
<b>Mechanical Ventilation</b>	To BCA requirements.

## COMMUNICATIONS AND DATA SERVICES

<b>Digital TV</b>	Pre-wire and connection to Free-to-air TV channels in rooms specified.
<b>Pay TV</b>	<p>Installation in building of infrastructure enabling connection to Pay TV services.</p> <p>Pre-wire for Pay TV to each apartment in rooms specified. Future subscription and final connection to Pay TV 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 Pay TV service.</p>

## PURCHASER'S SELECTIONS

<b>Colour Selections</b>	<p>There are two colour schemes:</p> <ul style="list-style-type: none"> <li>- Ebony; and</li> <li>- Ivory</li> </ul>
<b>Natural Materials</b>	<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.</p> <p>Natural materials may display characteristics which vary from the samples shown on the display finishes boards due to the intrinsic natural of such naturally occurring materials.</p>
<b>Lights, GPOs and Bathroom Accessories</b>	<p>Light fittings, GPOs, intercom systems, free-to-air TV and Pay TV 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>
<b>Product Substitution</b>	The Seller reserves the right to substitute any specified inclusions with that of a similar quality.