

Common Areas & Building Finishes

External Walls	Reinforced concrete (off-form and painted finish) / glazing / block and render / stone cladding / aluminium 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	1 x lockable letter box 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 detectors, smoke alarms and / or sound alert system as required by BCA.
Waste Disposal	Garbage chute to each residential level for refuse. Supply of bins to garbage rooms, supply of recycling bins and waste management generally to be responsibility of Body Corporate.
Outdoor Entertaining Area	Outdoor entertaining area on Level 2, including barbeque areas and seating to Architect's detailed design.
Gymnasium	Gymnasium located on Level 2 to Architect's detailed design including gym equipment, treadmill, cardio machines and free weights.
Theatre	Theatre room located on Level 2 to Architect's detailed design.
Pool	Heated outdoor pool located on Level 2 to Architect's detailed design.
Yoga Lawn	Yoga area featuring grass and / or synthetic turf located on Level 2 to Architect's detailed design.

Access Control

Carpark & Apartment Access	Access control system including programmable proximity reader for floor-by-floor lift control, vehicle entry and exit to car park. Each apartment will be provided with 2 x access fobs.
Keys	Each apartment will be provided with 2 x keys for apartment front door.
Visitor Access	Voice intercom to apartment at ground floor lobby.

General Apartment Inclusions

Acoustic	To BCA requirements.
Thermal / Energy Efficiency	To BCA requirements.

ONE CITY HILL

Schedule of Inclusions

2 Bedroom Executive Apartments

3 Bedroom Apartments

4 Bedroom Apartments

External Walls	Precast, rendered blockwork, paint and feature powdercoated aluminium facade treatment to Architect's detailed design.
Internal Walls	Plasterboard and paint finish to Architect's detailed design.
Ceiling Finish	Suspended plasterboard with paint finish.
Windows / External Sliding Doors	Aluminium framed double-glazed windows 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 4 x exchange lines. Provision of high-speed fibre is subject to availability of infrastructure to the site.
Car Parking	Allocated on-site car parking as per plan.
Apartment Air Conditioning	Ducted reverse-cycle air conditioning system to living room and bedrooms. Condensers will not be located on balconies.
Storage	Allocated non-waterproof storage compartment as per plan.
Hot Water System	Centralised gas hot water system, separately metered to each apartment.

Balcony

Lighting	Surface-mounted light fitting to Architect's detailed design.
Floor	Tiles. Refer to Purchaser's Selections.
Ceiling	Applied textured paint finish.
Power	1 x outdoor double GPO per apartment.
Balustrades	To BCA requirements and Architect's detailed design, which may include concrete up-stand with applied paint finish, glass-reinforced concrete, framed or frameless glass, metalwork balustrade.
Tap	1 x balcony tap, location to Architect's detailed design.

Entry

Lighting	Lighting to BCA requirements and Architect's detailed design.
Floor	Engineered timber flooring. Refer to plan and Purchaser's Selections.

Living Room

Lighting	Lighting to BCA requirements and Architect's detailed design.
Floor	Engineered timber flooring. Refer to Purchaser's Selections.
Power	3x double GPO's.

TV	Free to Air and Cable outlet. See Communications and Data Services for further details.
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Dining Room

Lighting	Lighting to BCA requirements and to Architect's detailed design.
Floor	Engineered timber flooring. 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	Engineered timber flooring. 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	Natural stone and glass mirror splash back to Architect's detailed design. Refer to Purchaser's Selections.
Joinery Doors	Soft-close laminate to Architect's detailed design. Refer to Purchaser's Selections.
Joinery Drawers	Soft-close laminate to Architect's detailed design. Refer to Purchaser's Selections.
Joinery Carcass	Melamine - water-resistant board.
Joinery Handles	Finger pull detail and handles to Architect's detailed design. Refer to Purchaser's Selections.
Tapware	Franke Verona Chrome Gooseneck Mixer; or equal.



Sink	Franke SID 620 Tectonite double bowl sink; or equal.
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Waste Disposer

Franke Waste Disposer; or equal.



Oven

Franke FCE60M10TS 10-function oven; or equal.



Microwave

Franke FMW250GXS microwave oven; or equal.



Cooktop

Franke FCI905B1 90cm induction cooktop; or equal.



Rangehood

ILVE IVUM90 concealed undermount externally-ducted rangehood; or equal.

Integrated Refrigerators / Freezers

2 x ILVE ILREF256I integrated refrigerator / freezers; or equal.



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Dishwasher

Franke FCDW60SI 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 and skirting tile.

Sink

Stainless steel laundry sink with cabinet.

Tapware

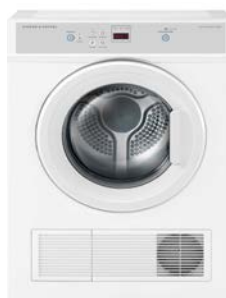
Laundry sink mixer, chrome finish.

Splash Back

Tiled above sink.

Clothes Dryer

Fisher & Paykel DE4560M1 clothes dryer; or equal.



Hot & Cold Washing Machine Cocks

Provided and ready for connection by Buyer.

**Laundry Doors
(where shown on plan)**

Joinery doors to Architect's detailed design.

Bedroom 1

Lighting

Lighting to BCA requirements and to Architect's detailed design.

Floor

Carpet. Refer to Purchaser's Selections.

Power

3 x double GPO.

TV	Free-to-air and cable outlet. See Communications and Data Services for further details.
Wardrobe where shown on plan	Detailed wardrobe fitout to Architect's detailed design including drawers, shelves, removable hanging rails and sliding robe doors (mirror and colourback glass).
Walk-in Wardrobe where shown on plan	Detailed wardrobe fit out to Architect's detailed design including drawers, shelves and removable hanging rails.

Bedroom 2 & 3 (where shown on plan)

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






Ensuite & Bathroom

Lighting	Lighting to BCA requirements and to Architect's detailed design.
Power	1 x double GPO per vanity basin.
Floor	Tiles. Refer to Purchaser's Selections.
Walls	Tiles. Refer to Purchaser's Selections.
Vanity Cabinet	Laminate with melamine water-resistant board carcass to Architect's detailed design. Refer to Purchaser's Selections.
Shaving Cabinet	Shaving cabinet with mirrored doors and storage cupboard to Architect's detailed design.
Toilet Suite	Parisi Linfa wall-faced pan with concealed cistern; or equal.



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Vanity Basin	Parisi Velca 60 basin; or equal.	
Vanity Tapset	Parisi Elli basin mixer; or equal.	
Shower	Parisi L'Hotel combination shower; or equal.	
Shower Mixer	Parisi Elli diverter mixer; or equal.	
Bath (where shown on plan)	Inset bath with tiled hob to Architect's detailed design.	
Bath Mixer & Spout (where shown on plan)	Parisi Elli wall mixer & spout; or equal.	
Toilet Roll Holder	Toilet roll holder.	
Hand Towel Rail	Hand towel rail.	
Towel Rails	2 x towel rails.	
Shower Shelf	Shower shelf.	

Shower Screen	Semi-frameless shower screen to Architect's detailed design.
Mechanical Ventilation	To BCA requirements.

Communications & Data Services

Digital TV	Pre-wire and connection to free-to-air TV channels in rooms specified.
	Installation in building of infrastructure enabling connection to Pay TV services.
Pay TV	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.

Purchaser's Selections

Color Selections	There are three colour schemes: - Gold - Silver - Pewter
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 finishes boards due to the intrinsic natural of such naturally occurring materials.
Lights, GPO's and Bathroom Accessories	Light fittings, GPOs, intercom systems, 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.