

SCHEDULE OF INCLUSIONS



DISCLAIMER

These specifications were produced prior to construction and while the information contained herein is believed to be correct, it is not guaranteed.

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General

Internal Walls (generally)

Paint finish

Ceilings

Generally 2700mm in living room and bedroom plasterboard with paint finish and localised bulkheads

Front Door (to apartment)

Paint finish flush panelled with selected hardware

Internal Doors

Paint finish flush panelled doors with selected hardware

Floors to Kitchen, Living and Dining

Engineered timber floorboards on acoustic underlay

Skirtings

Paint finish MDF to bedrooms and living areas

Ext. Windows / Door Frame System

Powder coated aluminium framed double-glazed window system to Australian Standards

Flyscreens

Flyscreens to all awning windows and external sliding doors

Kitchen

Joinery Cupboards

Laminate finish with soft closers

Bench top

Engineered stone

Splashback

Large format porcelain tile

Sink

Stainless steel top mounted sink (size of sink dependent on apartment type)

Sink Mixer Tap

Goose neck sink mixer in brushed nickel finish

Drawers

Built-in drawers where achievable

Bin

Built-in bin provided

Fridge Recess

Recess (only) 980mm wide access to water supply and power point provided

Bathroom

Floor

Porcelain tile

Walls

Full height porcelain tiling

Ceilings

Paint finish to plasterboard generally 2400mm high

Shower Screen

Semi-frameless glass shower screen

Shower Mixer

Shower mixer in brushed nickel finish

Shower Rose

Dual shower head in brushed nickel finish

Shower Shelves

Shower shelf in brushed nickel finish



Basin Mixer Tap

Brushed nickel finish

Toilet Suite

Dual flush toilet suite

Mirror

Wall mounted cabinet with mirror doors above vanity

Vanity Top

Moulded corian (or similar)

Vanity Cabinet

Laminate finish

Laundry

Floor

Porcelain tile

Walls

Paint finish with tiled skirting and splashback to trough

Trough

Stainless steel laundry trough

Mixer Tap

Goose neck sink mixer in brushed nickel finish

Joinery Cupboards

Laminex finish to laundry cabinetry and benchtops, colours vary according to finishes scheme

Appliances

Oven

Miele 60cm electric oven or similar

Cooktop

Miele 60cm 4 zone electric induction cooktop or similar

Rangehood

Undermount rangehood

Dishwasher

Miele semi-integrated under bench dishwasher or similar

Microwave

Built-in Miele microwave or similar

Dryer

Fisher & Paykel clothes dryer provided or similar

Electrical

Lighting - Bedrooms

LED recessed downlights

Lighting - Kitchen / Living / Dining / Bathrooms / WIR

Low energy LED recessed downlights to architect's layout. Strip lighting to underside of kitchen benchtops

Electrical Outlets

General power and light switches to architect's layout

TV services

Free-to-air television outlet provided to living room and master bedroom

Internet

High-speed internet provision to apartments (subscription by resident)



Balcony

Floor

Porcelain paver tile on pedestals

Balustrade

Powder coated aluminium framed glazed balustrading

Privacy Screen Louvres (where applicable)

Sliding adjustable aluminium louvre screen

Services

Weatherproof double GPO & tap provided to 3 bedroom apartments

Other Facilities

Air-conditioning

Reverse cycle air-conditioning provided to living room and bedrooms. Condenser unit located in stores, balconies, car park or roof depending on unit location

Other Mechanical Services

Ensuite, bathroom and separate laundry (where applicable) mechanically exhausted to external wall

Fire Services

Fire sprinklers, alarms and smoke detectors are provided as required. The building carpark and apartments are fully sprinklered

Electronic Entry to Lobby Door

2N (or similar) network linking entry foyer door at ground level to apartment residents mobile devices

Store Room

Refer to strata plan for size and location

Hot Water System – Common

Centralised gas hot water system

Keys

2-3 fobs provided for keyless entry into resident's common areas (pending apartment type)

Car Bay

Between 1-3 undercover car bay/s within secure resident's carpark, refer to apartment and strata plans

Common Areas

Visitors - Common

Visitor parking bays provided in dedicated area on the Ground level

Bike Rack - Common

Bike store located in Basement, general power point available

Photovoltaic Cells – Common

Photovoltaic cells to provide supplementary power for common area services

E-Charging Car Bays

Every residential car bay has access to a shared Electric Car Charger (Power consumption charged to lot owner)