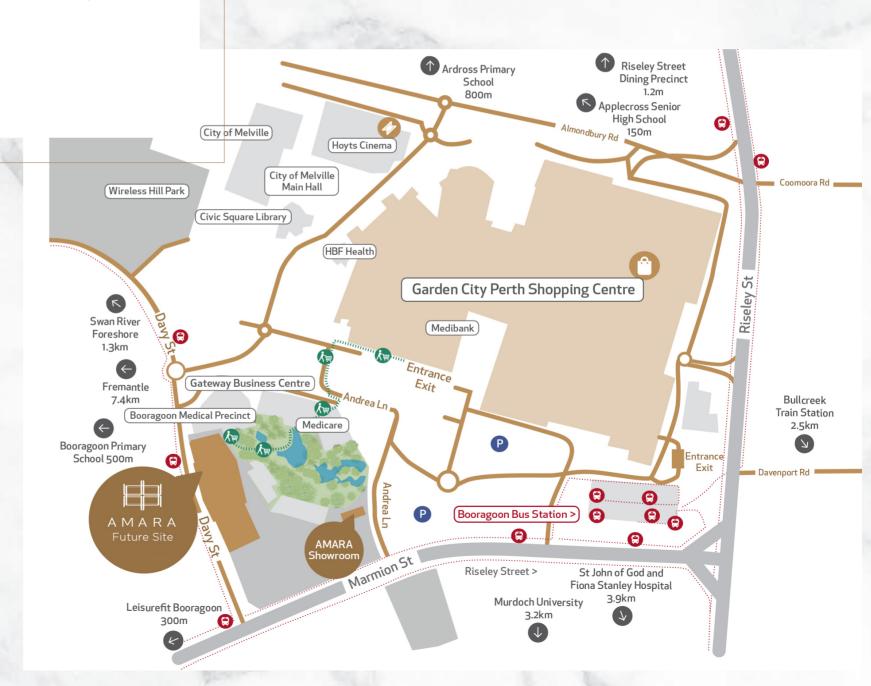
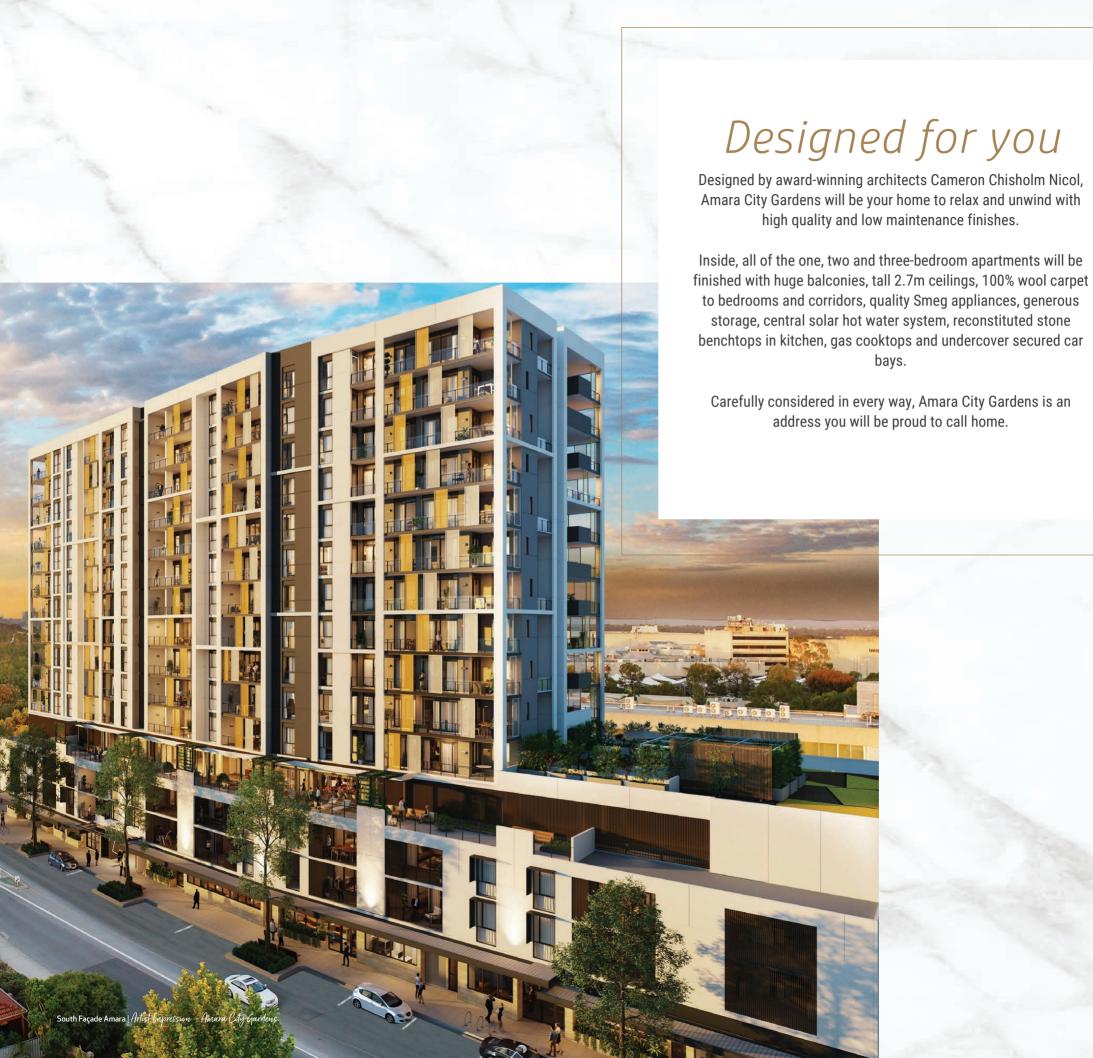


# Irresistible lifestyle, incomparable location

Give yourself less travel time and more 'me time'. Up-size your life and discover true convenience at Amara City Gardens, Booragoon. Live in luxury and comfort while being on the doorstep of shopping, cinemas, entertainment, medical, parks and a leisure centre.

With stylish, quality architecture and generous residents' amenity, Amara City Gardens is more than a home, it is a new way of life.



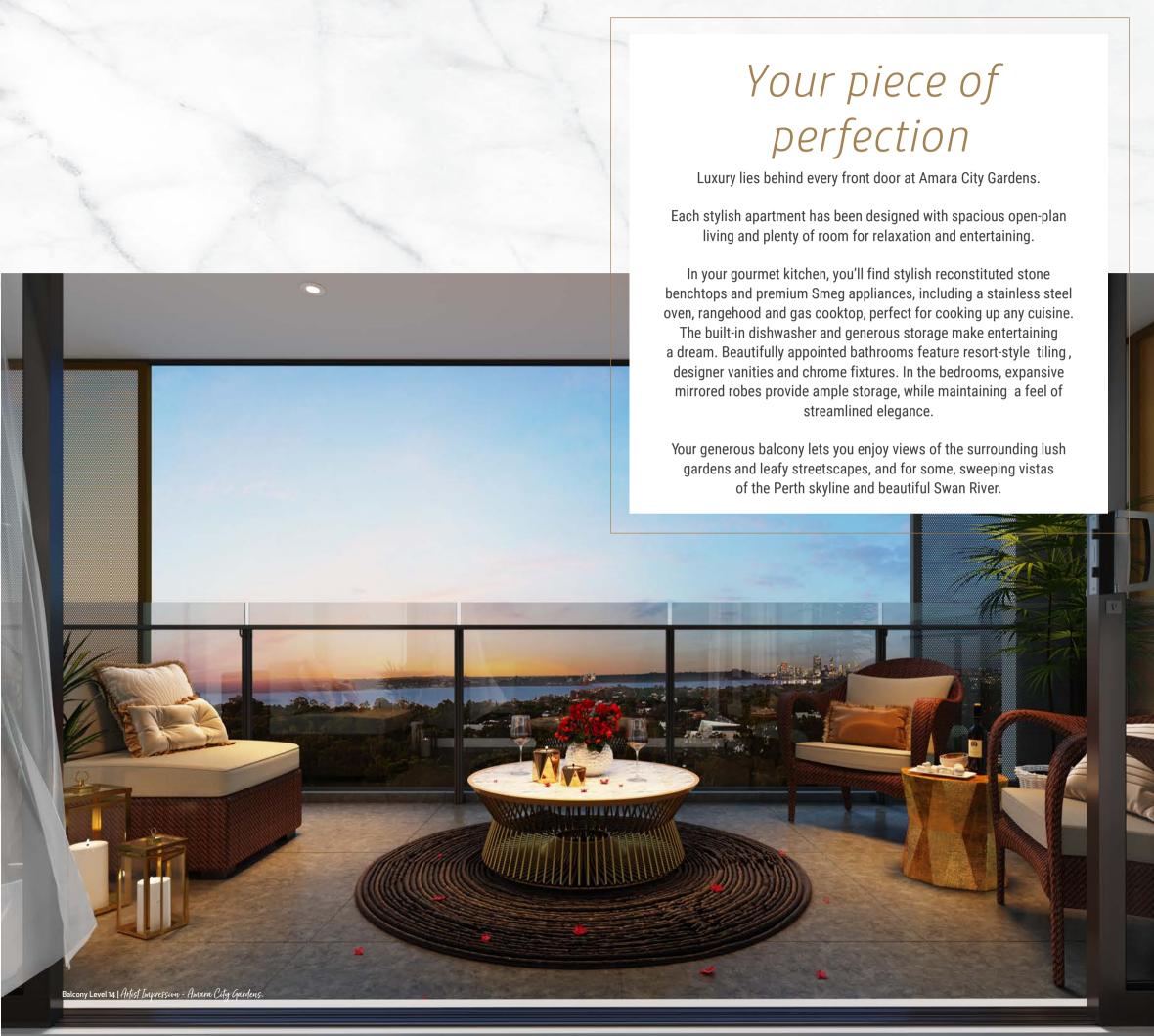


# In the heart of everything



It is Amara City Garden's unique location that truly sets it apart. Not only are you connected to Perth's premium fashion, dining and entertainment destination, you're situated in the heart of the highly sought-after suburb Booragoon.

On your doorstep, you'll find health and medical facilities, as well as Leisure Fit Booragoon, the renowned Applecross Senior Highschool and Melville Aquatic Centre. You'll be steps away from Booragoon Bus Station, which links to Bull Creek Train and Bus Interchange, providing quick and easy access to Perth CBD, Murdoch University and the world-class Fiona Stanley Hospital.

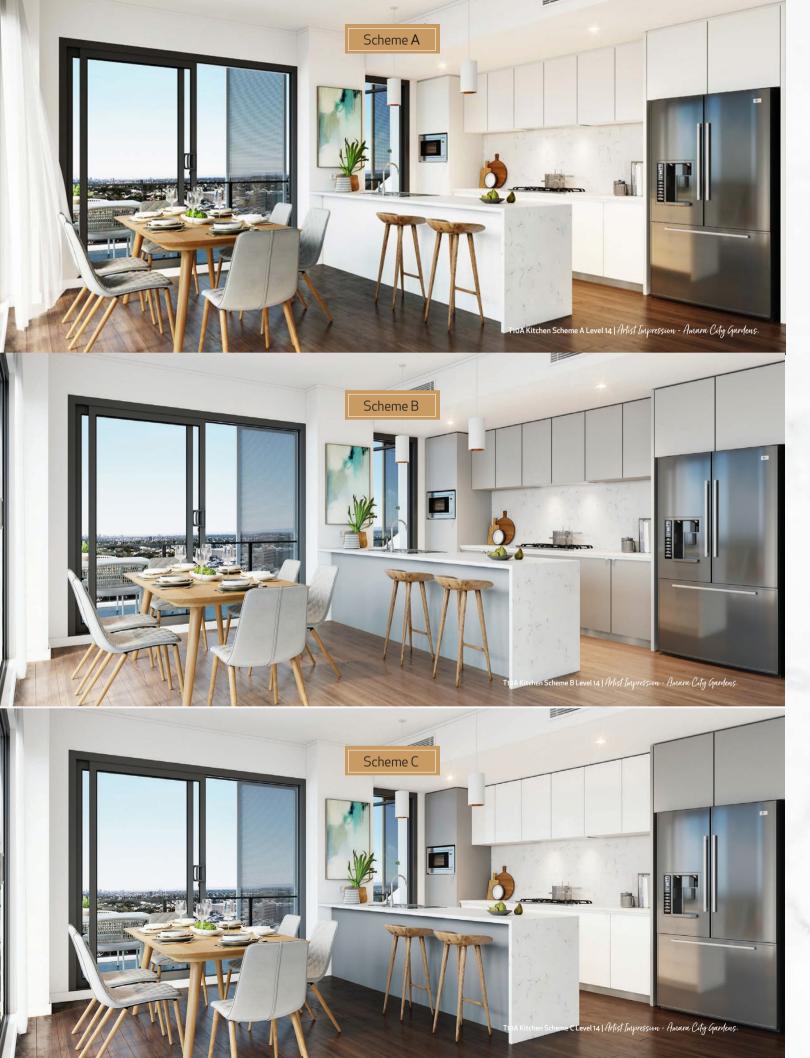




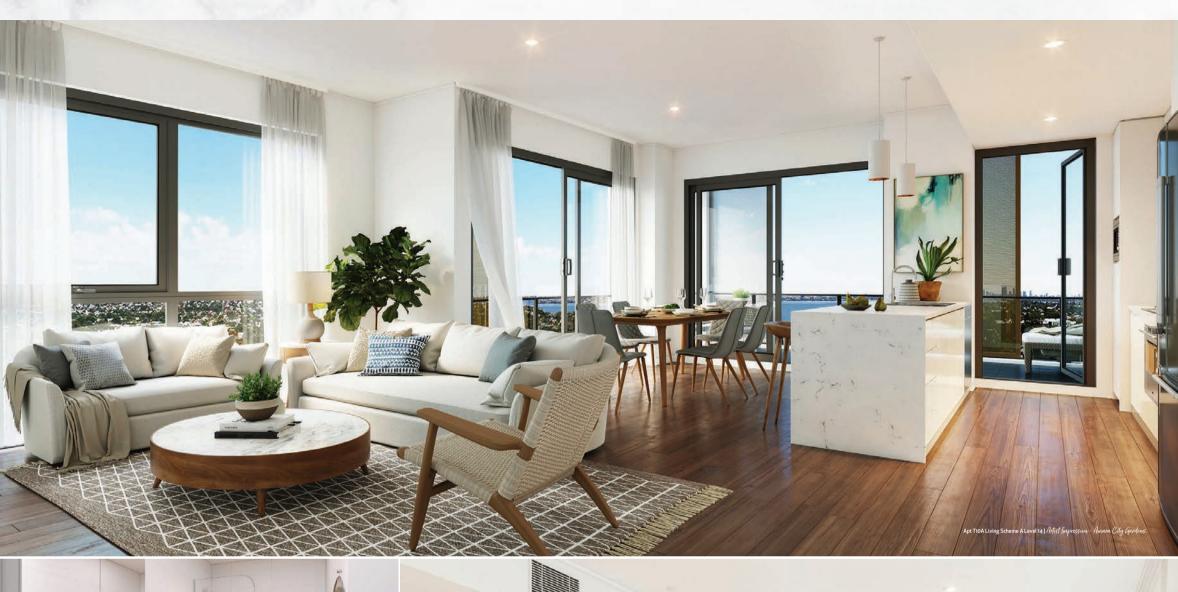
# A five-star finish

Elegance can be found in every detail of Amara City Gardens.

The wide picture windows with double glazing and high 2.7 metre ceilings give a generous sense of space and light, while engineered oak floorboards and 100% wool carpets add luxury and warmth. As a finishing touch, you have a choice of 3 contemporary colour schemes which have been expertly selected by award-winning interior designers.



3 contemporary colour schemes to choose from, which would you choose?



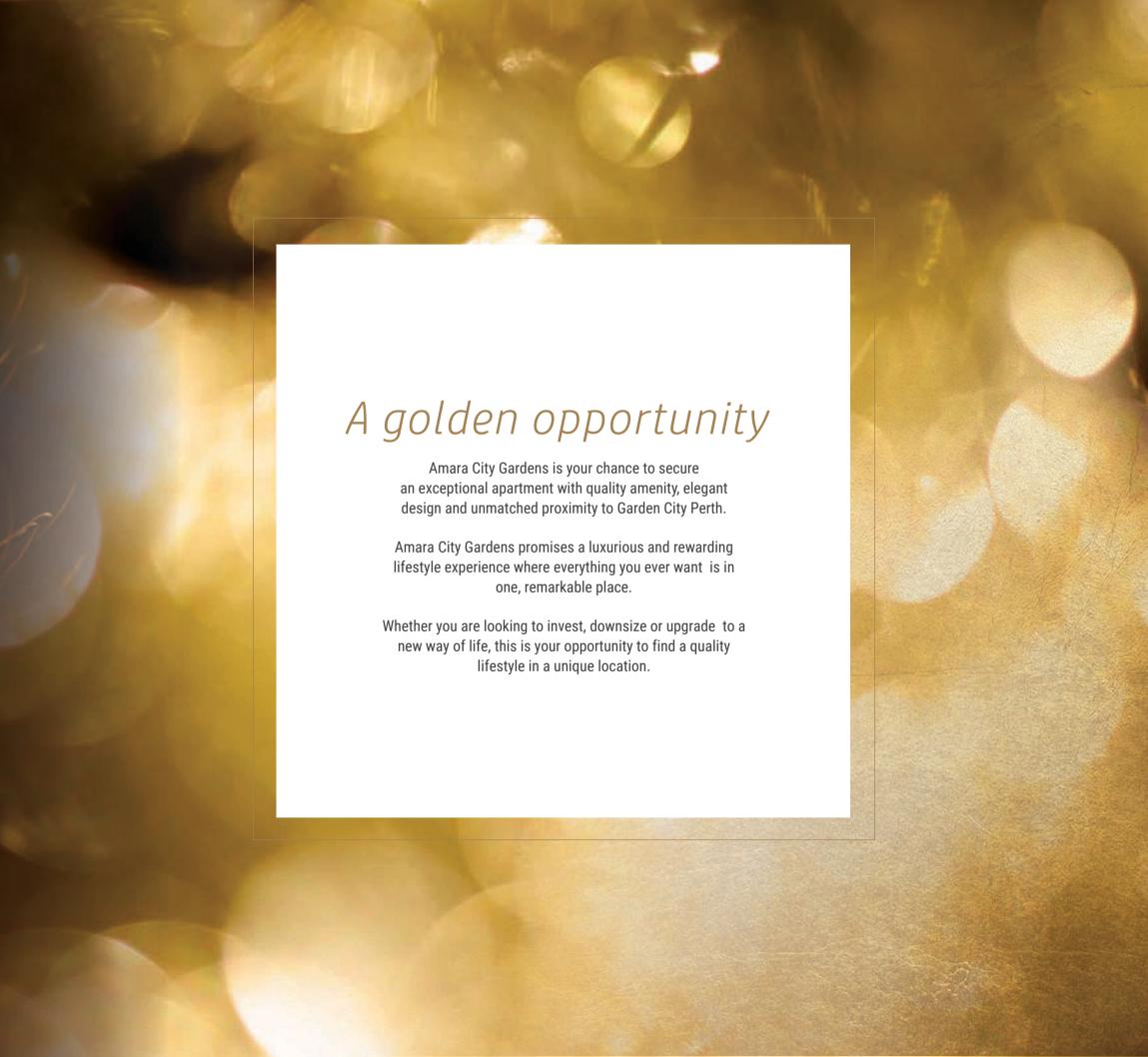














### DAVY STREET







DAVY STREET







### DAVY STREET



# LEVEL



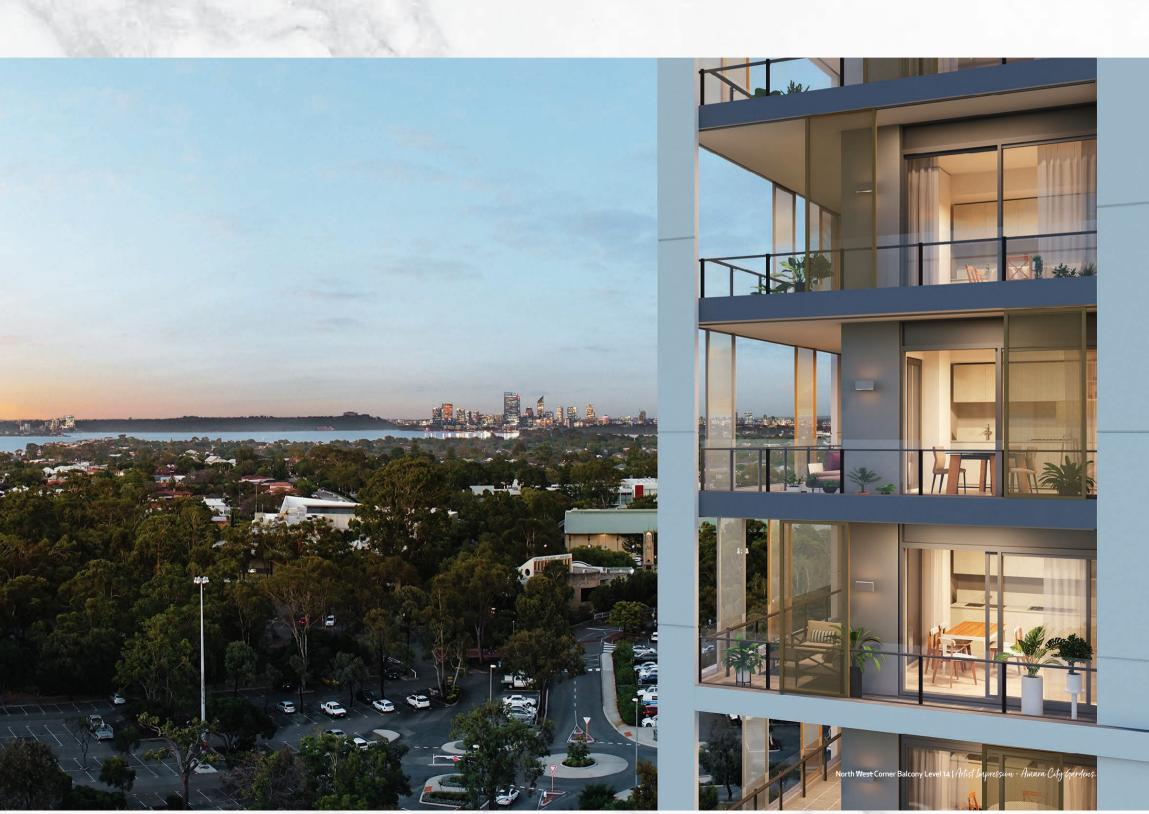


# LEVEL 5-14





# Apartment Plans





# P1 | 1 BED x 1.5 BATH

NO NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL
1	- 3	73m²	8m²	Included within floor area	13m²	1	94m²
8	2	73m²	9m²	Included within floor area	13m²	Ť	94m <sup>2</sup>

#### Location Plan





Located Level 1 & 2





# P2 | 1BED x 1BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL AREA
2	1	52m²	13m²	4m²	13m²	1	82m²
9	2	52m²	13/112	4m²	13m²	ä	82m²

#### Location Plan





Located Level 1 & 2

P3



# P3 | 1BED x1BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CARBAY AREA	CARBAYS	TOTAL
3	1	52m²	14m²	4M²	13m²	1	83m²
10	2	51m²	14m²	4m²	13m²	1	82m²

#### Location Plan





Located Level 1 & 2



# P4 | 1BED x 1BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL
4	1	60m²	13(1)2	4M²	13m²	1	90m²
11	2	59m²	14m²	4m²	13m²	i	90m²

#### Location Plan





Located Level 1 & 2

P5



# P5 | 1BED x 1BATH

APT NO	LEVEL	APT AREA	RAI CONY AREA	STORE	CAR RAY AREA	CARBAYS	TOTAL AREA
5	1	60m²	11m²	Included within	13m²	1	84m²
12	2	60m²	11m²	Included within floor area	13m²	1	84m²

#### Location Plan





Located Level 1 & 2

P6



# P6 | 1BED x1BATH

NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL AREA
6	1 -	61m²	13m²	Included within floorarea	13m²	1	87m²
13	2	61m²	13m²	Included within	13m²	1	87m²

#### Location Plan





Located Level 1 & 2



# P7 | 1BED x 1BATH

APT NO	LEVEL	APT AREA	RAI CONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL AREA
7	1	63m²	13m²	Included within floor area	13m²	1	89m²
14	2	63m²	13m²	Included within floor area	13m²	1	89m²

#### Location Plan





Located Level 1&2



T1B



# T1A | 3 BED x 2 BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL AREA
32	5	119m²	28m²	5m²	26m²	2	178m²
42	6	119m²	28m²	5m²	26m²	2	178m²
52	7	119m²	32m²	4m²	26m²	2	181m²
62	8	119m²	28m²	4m²	26m²	2	177m²
72	9	119m²	28m²	5m²	26m²	2	178m²
82	10	119m²	28m²	4m²	26m²	2	177m²
92	11	119m²	28m²	6 <b>m</b> ²	26m²	2	179m²
102	12	119m²	28m²	4m²	26m²	2	177m²
112	13	1191112	2811°	биг	2611F	2	179m²
122	14	119m²	28m²	4m²	26m²	2	177m²

# T1B | 3 BED x 2 BATH

APT NO	LEVE	APT AREA	BALCONY AREA	STORE	CAR BAY AREA	CARBAYS	TOTAL AREA
22	1	119m²	64m²	4m²	26m²	2	213m <sup>2</sup>

#### Location Plan





T1B Located Level 4
T1A Located Level 5-14



T2B



# T2A | 2 BED x 2 BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CARBAY AREA	CARBAYS	TOTAL AREA
31	5	85m²	21m²	4m²	13m²	1	123m²
41	6	95m²	21m²	4m²	24m²	2*	134m²
51	7	85m²	77m²	4m²	74m²	7*	135m <sup>2</sup>
61	8	85m²	21m²	4/11 <sup>2</sup>	24m²	2 <sup>th</sup>	134m²
71	9	85m²	21m²	4m²	24m²	2*	134m²
81	10	85m²	21m²	4m²	24m²	2*	134m²
91	11	85m²	22m²	4m²	24m²	2 <sup>4</sup>	135m <sup>2</sup>
101	12	85m²	21m²	4m²	24m²	2 <sup>4</sup>	134m²
111	13	85m²	21m²	4m²	24m²	2 <sup>ft</sup>	134m <sup>2</sup>
121	14	85m²	21m²	4π²	24m²	2*	134m²

<sup>\*</sup>Tande

# T2B | 2BED x 2BATH

NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL AREA
21	4	85m²	47m²	5m²	24m²	2*	161m²

\*landem

#### Location Plan





T2B - Located Level 4 T2A - Located Level 5-14

T3A

**T3B** 

T3C



# T3A | 2BED x 2BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	^MB AREA	CARBAYS	^MB BAYS	TOTAL AREA
30	5	83m²	16m²	5m²	13m²	0	ì	0	117m²
40	6	83m²	16m²	5m²	13m²	3m²	Ť	i	120m²
50	7	83m²	17m²	4m²	24 <b>m</b> ²	0	2*	0	128m²
70	9	83m²	16m²	4m²	24 <b>m²</b>	0	2*	0	127m²
80	10	83m²	16m²	4m²	24m²	0	2*	0	12 <b>7</b> m²
90	11	83m²	17m²	41114	24 <b>m</b> ²	0	2*	0	128m²
110	В	8-jm²	16m²	5m²	24M²	U	2*	U	12 <b>8m²</b>
120	14	831112	1611F	4111	24III²	0	2*	0	127m²

<sup>^</sup>MB (Motorbike) \*Tandem

### T3B | 2BED x 2BATH

APT NO	LEVEL	API ARFA	BALCONY ARFA	STORE ARFA	CAR BAY ARFA	CARBAYS	IOIAL ARFA
20	4	83m²	47m²	5m²	24m²	Z*	159m²

\*Tande

# T3C | 2BED x 2BATH

APT NO	LEVEL	APT AREA	BAI CONY AREA	STORF	CAR BAY AREA	CARBAYS	TOTAL AREA
60	8	83m²	21m²	4m²	24m²	2*	132m²
100	12	83m²	21m²	4m²	24m²	2*	132m²



Location Plan



T3B Located Level 4 13A Located Level 5-14 T3C Located Level 8 & 12

T4A

T4B



# T4A | 2BED x 2BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE	CAR BAY AREA	^MB AREA	CARBAYS	^MB BAYS	TOTAL AREA
29	5	85m²	19m²	5/m²	13m²	0	1	0	122012
39	6	85m²	19m²	5/m²	13m²	3m²	1	1	125m²
49	7	85m²	19m²	4m²	24m²	0	2*	0	132m²
59	8	85#12	201112	4111°	24111	0	2°	0	133m²
69	9	85m²	19m²	4m²	24m²	0	24	0	132m²
79	10	85m²	19m²	-{m²	24m²	0	2*	0	132m²
89	11	85m²	19m²	4m²	24m²	0	2*	0	132m²
99	12	85/n²	20m²	5/n²	24m²	0	2*	0	134m²
109	13	85m²	19m²	4m²	24m²	0	2*	0	132112
119	14	85m²	19m²	4m²	24m²	0	2*	0	132112

^MB (Motorbike) \*Tandem

# T4B | 2BED x 2BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL AREA
19	4	B5m²	43m²	5/m²	24m²	2*	157m²

#### Location Plan





T4B-Located Level 4 T4A-Located Level 5-14





T5C



### T5A | 3BED x 2BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE ARŁA	CAR BAY AREA	CARBAYS	TOTAL ARŁA
28	5	11500	30m²	4m²	26 <b>m</b> ²	20	175m²
40	7	115m³	31m³	5m²	26m³	2	177m²
68	9	115m²	30m²	4M²	26m²	2	175m²
88	11	IISm²	31m²	5m²	26m²	2	177m²
108	13	115m²	30m²	5m²	26m²	2	176m²

•Senarat

# T5B | 3BED x 2BATH

APT NO	LEVEL	APT AREA	RALCONY AREA	STORE	CAR BAY AREA	CARBAYS	TOTAL AREA
38	6	115m²	25m²	4m²	26 <b>m</b> ²	2	170m²
78	10	115m²	25M²	5m²	26 <b>m</b> ²	2	1 <b>71m</b> ²
118	14	115m²	25m²	6m²	26m²	2	172m²

# T5C | 3BED x 2BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL
58	8	115m²	29m²	5m²	26 <b>m</b> ²	2	175m²
98	12	115m²	29m²	4m²	26m²	2	174m²

#### Location Plan





T5A - Located Level 5.7.9.11 & 13 T5B - Located Level 6,10 & 14 T5C - Located Level 8 & 12



T6B



# T6A | 3 BED x 2 BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL AREA
27	5	119m²	24m²	4m²	26m²	2	173m²
47	7	119m²	24m²	41112	26m²	29	173m²
67	9	119m²	24m²	41112	26m²	2	173m²
87	11	119m²	24m²	4m²	26M²	2	173m²
107	13	1191112	24H²	SIII <sup>2</sup>	261112	2	174111

"Separa

# T6B | 3BED x 2BATH

APT NO	LEVEL	APT ARFA	BALCONY ARFA	STORE ARFA	CAR BAY ARFA	CARBAYS	TOTAL AREA
17	4	119m²	24 / 4m²	5m²	26m²	2	178m²
37	6	119m²	24/4m²	4m²	26m²	2	177m²
57	8	119m²	25/5m²	5m²	26m²	20	180m²
77	10	119m²	24 / 4m²	4m²	26m²	2	177 m²
97	12	119m²	25 / 5m²	4m²	26m²	2	179m²
117	14	119m²	24/4m²	4m²	26m²	2	177m²

Separate

#### Location Plan





T6B - Located Level 4,6,8,10, 12 & 14 T6A - Located Level 5,7, 9, 11 & 13



### T7 | 2 BED x 2 BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	^MB AREA	CARBAYS	^MB BAYS	TOTAL AREA
16	4	/9m²	18m²	5m²	13m²	U	1	O	115m²
26	5	79m²	18m²	5m²	13m²	0	1	0	115m²
36	6	79m²	18m²	5m²	13m²	3m²	1	1	118m²
46	7	79m²	19m²	4m²	24m²	0	2*	0	126m²
56	8	79m²	18m²	/lm²	24m²	0	2*	0	125m²
66	9	79m²	18m²	4m²	24m²	0	2*	0	125m²
76	10	79m²	18m²	4m²	24m²	0	2*	0	125m²
86	11	79m²	19m²	5m²	24m²	0	2*	0	127m²
96	12	79m²	18m²	3m²	24m²	0	2*	0	124m²
106	13	79m²	18m²	4m²	24m²	0	2*	0	125m²
116	14	79m²	18m²	5m²	24m²	0	2*	0	126m²

^MB (Motorbike) \*Tandem

#### Location Plan





Located Level 4-14

**T8** 



# T8 | 2 BED x 1 BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	^MB AREA	CARBAYS	^MB BAYS	TOTAL AREA
15	4	74m²	24m²	4m²	13m²	0	1	0	115m²
25	5	74m²	24m²	4m²	13m²	0	1	o	115m²
35	6	74m²	24m²	4m²	13m²	0	1	0	115m²
45	7	74m²	24m²	/lm²	13m²	0	1	0	115m²
55	8	74m²	25m²	4m²	13m²	0	1	0	116m²
65	9	74m²	24m²	4m²	13m²	0	1	0	115m²
75	10	74m²	24m²	4m²	13m²	0	1	0	115m²
85	11	74m²	25m²	4m²	13m²	3m²	1	1	119m²
95	12	74m²	25m²	5m²	13m²	3m²	1	1	120m²
105	13	74m²	24m²	5m²	13m²	3m²	1	1	119m²
115	14	74m²	.24m²	5m²	13m²	3m²	1	1	119m²

^MB (Motorbike)

#### Location Plan





Located Level 4-14

T9



# T9 | 2 BED x 2 BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE	CAR BAY AREA	^MB AREA	CARBAY5	^MB BAYS	TOTAL AREA
24	4	82m²	14m²	5m²	13m²	0	1	0	114m²
34	5	82m²	14m²	4m²	13 m²	0	1	0	113m²
44	6	82m²	13m²	4m²	13m²	3m²	1	1	115m²
54	7	82m²	15m²	4m²	26m²	0	2°	0	127 m²
64	8	82m²	14m²	4m²	24m²	0	2*	0	124m²
/4	9	82m²	ı4m²	4m²	24M²	υ	Z <sup>h</sup>	U	124m²
84	10	821112	13m²	4111 <sup>2</sup>	24:II²	0	Z*	0	123/112
94	11	82m'	15m³	4m²	24m³	0	2*	0	125m²
104	12	82m²	I4m²	4m²	24m²	0	2*	0	124m²
114	13	82m²	14m²	/lm²	24m²	0	2 <sup>k</sup>	0	124m²
124	14	82m²	13m²	4m²	24m²	0	Z <sup>t</sup>	0	123m²

^MB(Motorbike) •Separate \*Tandem

#### Location Plan





Located Level 4-14



T10B



# T10A | 3 BED x 2 BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	CARBAYS	TOTAL AREA
33	5	119m²	2Bm²	4m²	24m²	2 <sup>4</sup>	175m²
43	6	119m²	28m²	4m-	26m²	2	177m²
53	1	11902	28m²	4m²	26 <b>m</b> ²	2	17/m²
63	8	1191112	291113	51113	261112	2	1791113
73	9	119m°	28m²	5m°	26m³	2	178m°
83	10	119m²	28m²	5m	26m²	2	178m²
93	11	119m²	28m²	4m	26m²	2	177m²
103	12	119m²	29m²	4m	26m²	2	178m²
113	13	119m²	28m²	4m	26m²	2	17.7m²
123	14	119m²	28in²	Sm	26m²	2	178m²

\*Tand

# T10B | 3 BED x 2 BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE	CARBA" AREA	CARBAYS	TOTAL AREA
23	4	119m²	34m²	Am <sup>2</sup>	24m²	2*	181m²

#### Location Plan





T10B - Located Level 4
T10A - Located Level 5 - 14





# T11 | 2 BED x 1 BATH

APT NO	LEVEL	APT AREA	BALCONY AREA	STORE AREA	CAR BAY AREA	^MB AREA	CARBAYS	^MB BAYS	TOTAL AREA
18	4	69m²	45m²	5m²	13m²	3m²	1	1	135m²

^MB (Motorbike)

### Location Plan





Located Level 4

# SCHEDULE OF FINISHES

#### 1 x 1

### One bedroom & one bathroom apartments

#### **GENERAL FINISHES**

#### Internal Walls Generally

Paint finish.

#### Ceilings

Generally 2700mm in living room and bedrooms with localised bulkheads.

#### Front Door (to apartment)

Flush panelled with selected hardware. Paint finish.

#### Internal Doors

Flush panelled doors with selected hardware. Paint finish.

#### Entry Door Furniture

Chrome finish.

#### Internal Door Furniture

Chrome finish

#### Floors to Kitchen, Living and Dining

Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National

#### Floors to Bedroom

100% wool carpet laid on underlay as selected by interior designer.

### Skirtings

#### External Window / Door Framing System

Powder coated aluminium framed double glazed system to Australian Standards. Flyscreens.

#### Wardrobes

Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail.

#### KITCHEN

#### Joinery Cupboards

Laminate finish with soft closers as selected by interior designer.

#### Bench Tops

Reconstituted stone as selected by interior designer.

#### Splashback

Reconstituted stone as selected by interior designer.

Stainless steel 1 1/4 bowls sink with integral drainer.

#### Sink Mixer Tap

Chrome finish, round 'gooseneck' spout as selected by interior designer.

Built-in pantry provided under microwave recess.

#### Drawers

**Built-in drawers** 

#### Rin

Built-in bin provided.

#### Microwave Recess

Recess (only) with power point provided.

#### Fridge Recess

Recess (only) 930mm wide with water supply and power point provided.

#### Floor

Tile as selected by interior designer.

Full height tiling to shower only. Tiles selected by interior designer.

#### Ceilings

#### Shower Screen

Semi frameless glass shower screen.

#### Shower Mixer

Chrome finish

#### Shower Rose

Chrome finish on a rail, with a range of spray patterns.

Vitreous white china with chrome waste.

#### Basin Mixer Tap

Chrome finish

#### **Toilet Suite**

Back to the wall design with dual flush and soft-close seat.

#### Mirror

Wall mounted cabinet with mirror doors above vanity as selected by interior designer.

#### Vanity Top

Reconstituted stone as selected by interior designer.

#### Vanity Cabinet

Laminate finish as selected by interior designer.

#### Accessories

Chrome finish as selected by interior designer.

#### Floor

#### Walls

Laundry trough with integral cupboard unit underneath.

#### Mixer Tap

Chrome finish.

#### Washing Machine Taps

Wall mounted.

### **APPLIANCES**

#### Oven

Smeg 60cm electric programmable oven with stainless steel fascia.

#### Cook Top

Smeg 60cm gas 4 burner stainless steel cook top with wok burner.

#### Rangehood

Smeg 60cm built-in rangehood with LED lighting.

#### Dishwasher

Omega 60cm underbench 6 setting integrated compact dishwasher.

#### Lighting

Low energy surface mounted LED oyster fittings and LED surface mounted downlights to architects and electrical engineers layout.

#### **Electrical Outlets**

General power and light switches to architects layout.

#### TV Services

Free to air television outlet provided to living room and bedroom.

#### Pay Television

Pay TV ready outlet provided to living room and bedroom (subscription by

#### Voice / Data Communications System

Data/phone in master bedroom, media (where applicable, refer to individual floor plan) and Pay TV

#### Internet

Provision to apartments (subscription by resident).

#### Home Network

Provision of communications network hub (hardware not included).

#### Floor

Tile as selected by architect.

#### Balustrading

Varies: powder coated aluminium framed glazed balustrading or paint finish as applicable to specific

#### Louvres (where applicable)

Powder coated fixed vertical louvres to Level 1 and 2 refer to individual floorplan for location.

#### **OTHER FACILITIES**

#### Air-conditioning

Wall mounted reverse cycle airconditioning provided to living room and bedroom. Condenser unit located within car park Refer to floor plans for location.

#### Other Mechanical Services

Bathroom, powder room and separate laundry (where applicable, refer to individual plan) mechanically exhausted.

#### Fire Services

Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). The building is fully sprinklered.

#### Security Intercom and electronic entry to lobby door

Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door.

#### Store Room

(refer to strata plan for size and location).

### Hot water system - Common

Central solar hot water system with gas booster, roof mounted.

#### Keys

2 fobs provided for keyless entry into residents' common areas.

#### Photovoltaic Cells - Common

supplementary power for common area lighting, roof

#### Car Bay

One undercover carbay within carpark, refer to strata plan.

### Visitor Parking - Common

Visitor parking bays provided. Bike Racks - Common

#### Residents' bike racks provided within carpark area.

Bulk Store Area - Common Communal facility provided for residents use

#### Other Facilities

Electric car charge point and vehicle wash down area.

### Two bedroom & one bathroom apartments

#### **GENERAL FINISHES**

#### Internal Walls Generally

Paint finish.

#### Ceilings

Generally 2750mm high in living room and bedrooms with localised bulkheads. Apartment 18 (Type T11) Dining and Bedroom 2 ceiling is 2400mm high with localised bulkhead elsewhere.

#### Front Door (to apartment)

Flush panelled with selected hardware. Paint finish.

#### Internal Doors

Flush panelled doors with selected hardware. Paint finish.

#### **Entry Door Furniture**

Chrome finish Internal Door Furniture Chrome finish.

### Floors to Kitchen, Living and Dining

Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National

#### Floors to Bedroom

100% wool carpet laid on underlay as selected by interior designer.

### Skirtings

Paint finish.

### External Window / Door Framing System

Powder coated aluminium framed double glazed system to Australian Standards.Flyscreens.

#### Wardrobes

Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail.

#### Joinery Cupboards

Laminate finish with soft closers as selected by interior designer.

#### Bench Tops

Reconstituted stone as selected by interior designer. Splashback

Reconstituted stone as selected by

#### interior designer. Sink

Stainless steel 1 1/4 bowls sink with integral drainer.

Built-in pantry provided under microwave recess.

Chrome finish, round 'gooseneck'

spout as selected by interior designer.

### Drawers

Built-in drawers.

Sink Mixer Tap

#### Bin

Built-in bin provided.

### Microwave Recess

Recess (only) with power point provided.

#### Fridge Recess

Recess (only) 930mm wide with water supply and power point provided.

#### **BATHROOM**

#### Floor

Walls

Tile as selected by interior designer.

#### Full height tiling. Tiles selected by interior designer.

Ceilings

### Paint finish.

Shower Screen Semi frameless glass shower screen.

#### Shower Mixer

Chrome finish. Shower Rose

#### Chrome finish on a rail, with a range of spray patterns.

#### Basin Vitreous white china with chrome

waste Basin Mixer Tap

#### Chrome finish

Mirror Wall mounted cabinet with mirror doors above vanity as selected by interior designer.

#### Toilet Suite Back to the wall design with dual flush and soft-close seat (T11 only).

Vanity Top Reconstituted stone as selected by

#### interior designer. Vanity Cabinet

Laminate finish as selected by interior designer. Accessories Chrome finish as selected by interior

### designer. **POWDER ROOM**

(Except T11, as applicable, refer to

#### Floor Tile as selected by interior designer.

# SCHEDULE OF FINISHES

Paint finish with tiled skirting.

Vitreous white china wall mounted. with chrome waste

#### Basin Mixer Tap

Chrome finish.

#### Mirror

Wall mounted mirror above hand hasin

#### Toilet Suite

Back to the wall design with dual flush and soft-close seat

#### Accessories

Chrome finish as selected by interior designer.

#### LAUNDRY

#### Floor

Tile as selected by interior designer.

#### Walls

Paint finish with tiled skirting.

Laundry trough with integral cupboard unit underneath.

#### Mixer Tap

Chrome finish.

#### Washing Machine Taps

Wall mounted.

#### **APPLIANCES**

Smeg 60cm electric programmable oven with stainless steel fascia.

#### Cook Top

Smeg 60cm gas 4 burner stainless steel cook top with wok burner.

#### Rangehood

Smeg 60cm built-in rangehood with LED lighting.

#### Dishwasher

Smeg 60cm under bench dishwasher

#### Lighting - Levels 4 - 13

Low energy surface mounted LED oyster fittings and LED recessed downlights to architects and electrical engineers layout.

#### Lighting - Level 14

Low energy LED recessed downlights to architects and engineers layout.

#### **Electrical Outlets**

General power and light switches to architects layout.

#### TV Services

Free to air television outlet provided to living room and bedrooms

#### Pay Television

Pay TV ready outlet provided to living room and master bedroom (subscription by resident).

#### Voice / Data Communications System

Data/phone in master bedroom, media (where applicable, refer to individual floor plan) and Pay TV outlet location.

#### Internet

Provision to apartments (subscription by resident).

Provision of communications network hub (hardware not included).

#### **BALCONY**

#### Refer to individual floorplans

Tile as selected by architect.

### Balustrading

Varies: powder coated aluminium framed glazed balustrading or paint finish as applicable to specific locations.

#### Screens (where applicable)

Sliding perforated balcony screens, refer to individual floorplans for location. (Note: Apartment type T11 no screens).

#### **OTHER FACILITIES**

#### Air-conditioning

Reverse cycle ducted air-conditioning provided to living room and bedrooms. Condenser unit located within plant room on each floor. Refer to floor plans for location.

#### Other Mechanical Services

Bathroom, powder room and separate laundry (where applicable, refer to individual plan) mechanically exhausted

#### Fire Services

Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). The building is fully sprinklered.

#### Security Intercom and electronic entry to lobby door

Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door.

#### Store Room

Lockable store room provided (refer to strata plan for size and location).

#### Hot water system - Common

Central solar hot water system with gas booster, roof mounted.

2 fobs provided for keyless entry into residents' common areas.

#### Photovoltaic Cells - Common

Photovoltaic cells to provide supplementary power for common area lighting, roof mounted.

### Car Bay

One undercover car bay within carpark, refer to strata plan. In addition some have allocated motorcycle bay, refer to strata plan.

### Visitor Parking - Common

Visitor parking bays provided.

#### Bike Racks - Common

Residents' bike racks provided within carpark area.

#### Bulk Store Area - Common

Communal facility provided for residents use.

#### Other facilities

Electric car charge point and vehicle wash down area.

#### 2 x 2

Two bedroom & two bathroom apartments

#### **GENERAL FINISHES**

Internal Walls Generally

Paint finish.

Generally 2750mm high in living room and bedrooms with localised bulkheads

#### Front Door (to apartment)

Flush panelled with selected hardware. Paint finish

#### Internal Doors

Flush panelled doors with selected hardware. Paint finish.

### **Entry Door Furniture**

Chrome finish

### Internal Door Furniture

Chrome finish

#### Floors to Kitchen, Living and Dining Composite prefinished engineered

oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National Construction Code).

#### Floors to Bedroom

100% wool carpet laid on underlay as selected by interior designer.

#### Skirtings

Paint finish

### External Window / Door Framing System

Powder coated aluminium framed double glazed system to Australian Standards.Flyscreens.

Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail.

#### **KITCHEN**

#### Joinery Cupboards

Laminate finish with soft closers as selected by interior designer.

#### **Bench Tops**

Reconstituted stone as selected by interior designer.

#### Splashback

Reconstituted stone as selected by interior designer.

#### Sink

Top mount stainless steel 11/3 bowls sink with drainage tray accessory.

#### Sink Mixer Tap

Chrome finish, round 'gooseneck' spout as selected by interior designer.

#### Pantry

Built-in pantry provided under microwave recess.

#### Drawers

Built-in drawers.

#### Bin

Built-in bin provided. Microwave Recess

#### Recess (only) with power point

provided. Fridge Recess Recess (only) 980mm wide with water

### supply and power point provided. BATHROOM | ENSUITE

### Floor

Tile as selected by interior designer.

### Walls

Full height tiling. Tiles as selected by interior designer.

#### Ceilings

Paint finish.

### Shower Screen

Semi frameless glass shower screen.

#### Shower Mixer

Shower Rose

Chrome finish on a rail, with a range of spray patterns.

#### Basin

Vitreous white china with chrome waste

#### Basin Mixer Tap Chrome finish.

**Toilet Suite** Back to the wall design with dual flush and soft-close seat.

#### Bath tub (except T7, T9 apartments)

Acrylic bath with tiled hob and openable glass screen.

#### Mirror

Wall mounted cabinet with mirror doors above vanity as selected by interior designer.

#### Vanity Top

Reconstituted stone as selected by interior designer.

#### Vanity Cabinet

Laminate finish as selected by interior designer

#### Accessories

Chrome finish as selected by interior designer.

#### LAUNDRY

#### Floor

Tile as selected by interior designer.

#### Walls

Paint finish with tiled skirting. Trough Laundry trough with integral

### cupboard unit underneath

Mixer Tap Chrome finish.

**APPLIANCES** 

#### Washing Machine Taps Wall mounted.

Oven Smeg 90cm electric programmable oven with stainless steel fascia.

### Cook Top

Smeg 90cm gas 5 burner stainless steel cook top with wok burner.

#### Rangehood

Smeg 90cm built-in rangehood with LED lighting.

#### Dishwasher

Smeg 60cmunderbench dishwasher

### **ELECTRICAL**

#### Lighting - Levels 4 - 13 Low energy surface mounted LED

oyster fittings and LED recessed downlights to architects and electrical engineers layout.

#### Lighting - Level 14 Lowenergy LED recessed downlights to architects and engineers layout.

**Electrical Outlets** General power and light switches to architects layout.

Free to air television outlet provided

#### TV Services

Pay Television Pay TV ready outlet provided to

to living room and bedrooms.

#### living room and master bedroom (subscription by resident). Voice / Data Communications

Data/phone in master bedroom. media (where applicable, refer to individual floor plan) and Pay TV outlet location.

#### Internet

System

Provision to apartments (subscription by resident).

#### Home Network

Provision of communications network hub (hardware not included).

#### **BALCONY**

Refer to individual floorplans

Tile as selected by architect.

#### Floor

Balustrading Varies: powder coated aluminium framed glazed balustrading or paint finish as applicable to specific

Screens Powder coated sliding perforated balcony screen to balconies (where applicable, refer to individual floor plans. T2, T3 and T4 on Level 4

### have no screens). **OTHER FACILITIES**

### Air-conditioning

Reverse cycle ducted air-conditioning provided to living room and bedrooms. Condenser unit located within plant rooms on each floor. Refer to floor plans for location.

### Other Mechanical Services

Ensuite, bathroom and separate laundry (where applicable, refer to individual floor plan) mechanically exhausted.

### Fire Services

Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). The building is fully sprinklered.

#### Security Intercom and electronic entry to lobby door

Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door.

#### Store Room

Lockable store room provided (refer to strata plan for size and location).

#### Hot water system - Common Central solar hot water system with

gas booster, roof mounted.

# SCHEDULE OF FINISHES

3 fobs provided for keyless entry into residents' common areas.

#### Photovoltaic Cells - Common

Photovoltaic cells to provide supplementary power for common area lighting, roof mounted.

#### Car Bay

One undercover carbay or two carbays in tandem arrangement within secure residents' carpark, refer to strata plan. In addition some have allocated motorcycle bay, refer to strata plan.

#### Visitors - Common

Visitor parking bays provided.

#### Bike Racks - Common

Residents' bike racks provided within carpark area.

#### Bulk Store Area - Common

Communal facility provided for residents use.

#### Other facilities

Electric car charge point and vehicle wash down area.

#### 3 x 2

Three bedroom & two bathroom apartments

#### Internal Walls Generally

Generally 2750mm high in living room and bedrooms with localised

#### Front Door (to apartment)

hardware. Paint finish.

#### Internal Doors

Flush panelled doors with selected hardware. Paint finish.

#### **Entry Door Furniture**

Chrome finish.

#### Internal Door Furniture

Chrome finish.

### Floors to Kitchen, Living and Dining

Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National Construction Code).

#### Floors to Bedroom

100% wool carpet laid on underlay as selected by interior designer.

#### Skirtings

Paint finish

### External Window / Door Framing

Powder coated aluminium framed double glazed system to Australian Standards.Flyscreens.

#### Wardrobes

Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail.

#### Joinery Cupboards

Laminate finish with soft closers as selected by interior designer.

#### Bench Tops

Reconstituted stone as selected by interior designer.

#### Splashback

Reconstituted stone as selected by interior designer.

Top mount stainless steel 13/4 bowls sink with drainage tray accessory.

#### Sink Mixer Tap

Chrome finish, round 'gooseneck' spout as selected by interior designer.

Built-in pantry provided under microwave recess.

#### Drawers

Built-in drawers.

Built-in bin provided.

#### Microwave Recess

Recess (only) with power point provided.

#### Fridge Recess

Recess (only) 980mm wide with water supply and power point

#### Floor

Tile as selected by interior designer.

Full height tiling. Tiles as selected by interior designer.

### Ceilings

#### Shower Screen

Semi frameless glass shower screen

#### Shower Mixer

#### Shower Rose

Chrome finish on a rail, with a range of spray patterns.

#### Basin

chrome waste.

#### Basin Mixer Tap

Chrome finish

#### **Toilet Suite**

Back to the wall design with dual flush and soft-close seat.

#### Bath tub

Acrylic bath with tiled hob and openable glass screen.

#### Mirror

Wall mounted cabinet with mirror doors above vanity as selected by interior designer.

#### Vanity Top

Reconstituted stone as selected by interior designer.

#### Vanity Cabinet

Laminate finish as selected by interior designer.

#### Accessories

Chrome finish as selected by interior designer.

Tile as selected by interior designer.

#### Walls

Paint finish with tiled skirting.

#### Trough

Laundry trough with integral

#### Mixer Tap

Chrome finish.

#### Washing Machine Taps

Wall mounted.

#### Oven

Smeg 90cm electric programmable oven with stainless steel fascia.

### Cook Top

Smeg 90cm gas 5 burner stainless steel cook top with wok burner.

#### Rangehood

Smeg 90cm built-in rangehood with LED lighting.

#### Dishwasher

Smeg 60cm underbench dishwasher

#### Lighting - Level 4 - 13

Low energy surface mounted LED oyster fittings and LED recessed down lights to architects and

#### Lighting - Level 14

downlights including feature pendants to kitchen to architects and engineers layout.

#### **Electrical Outlets**

General power and light switches to architects layout.

#### TV Services

Free to air television outlet provided to living room and bedrooms.

#### Pay Television

Pay TV ready outlet provided to the living room and master bedroom (subscription by resident).

#### Voice / Data Communications System

Data/phone in master bedroom, media (where applicable, refer to individual plan) and Pay TV outlet location

#### Internet

Provision to apartments (subscription by resident).

#### Home Network

Provision of communications network hub (hardware not included).

### Refer to individual floorplans

Tiles as selected by architect.

### Balustrading

Varies: powder coated aluminium framed glazed balustrading or paint finish as applicable to specific locations.

### Screens (where applicable)

Powder coated sliding perforated balcony screens, refer to individual

### Air-conditioning

Reverse cycle ducted airconditioning provided to living room and bedrooms. Condenser unit located within plant room on each floor. Refer to floor plans for

#### Other Mechanical Services

Ensuite, bathroom and separate laundry (where applicable, refer to individual plan) mechanically exhausted.

#### Fire Services

Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). The building is fully sprinklered.

### Security Intercom and electronic

Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door

#### Store Room

to strata plan for size and location).

Central solar hot water system with

4 fobs provided for keyless entry

#### Photovoltaic Cells - Common

Photovoltaic cells to provide supplementary power for common area lighting, roof mounted.

#### Car Bay

### Visitors - Common

Visitor parking bays provided.

Bulk Store Area - Common Communal facility provided for

wash down area.

### **Common Areas**

with "cracked ice" pattern ceiling and decorative ambient lighting to ceiling and walls.

Feature timber walls with decorative lighting to ceiling and walls.

### Dining Room - Common

#### Wine Cellar

Wine cellar with temperature control and incorporates individual lockable racks for storage of 9 bottles perapartment.

#### Wine Tasting Room

Tasting room with direct access to the wine cellar.

#### Lounge - Common

Lounge area for residents use that opens onto the external Sunset Deck

#### Sunset Deck - Common

Communal external verandah with irrigated landscaped deck area including bbq amenity provided for residents use.

### Gymnasium / Sauna – Common

Communal equipped gymnasium facility with sauna and shower provided. Carpeted floor, cardio equipment, light weights and wall mounted TV and mirrors. Reverse cycle ducted air-conditioning to gymnasium.

#### Yoga Area / Tai Chi Retreat -Common

Communal level 4 rooftop retreat facility provided for residents use including landscape deck and seating areas.

### Community Garden - Common

Residents garden with irrigated landscaping and seating.

### **External Areas**

### External Façade Walls

Double glazed windows and sliding glass door sets within pre-cast reinforced concrete generally, with areas of lightweight framed

### External Façade Wall Finish

Applied texture paint finish. Lift and Stairwells Walls

Roof Reinforced concrete with waterproofing membrane build-up, with integral falls to drainage

### Acoustic Insulation

Double glazing to all apartment windows for improved sound and thermal insulation. All tiled and timber areas are laid over an acoustic membrane.

#### Party Walls Between Apartments

Acoustic stud framed plasterboard walls with steel stud framing generally, with areas of reinforced concrete blade structure.

#### Internal Walls

Plasterboard walls with steel stud framing generally, with areas of reinforced concrete blade structure.

### entry to lobby door

Lockable store room provided (refer

#### Hot water system - Common

gas booster, roof mounted.

#### Keys

into residents' common areas.

Two undercover car bays in side by side or in tandem arrangement within secure residents' carpark, refer to strata plan.

# Bike Racks - Common

Residents' bike racks provided within carpark area.

#### residents use.

Other facilities Electric car charge point and vehicle

Ground Floor Lobby

#### Level 3 Lobby

Dining area for residents use including fully fitted kitchen and pantry area. Features include (2x) 600mm Smeg ovens and (1x)900mm Smeg electric cooktop, fridge, separate ice machine and reverse cycle ducted airconditioning.

# THE TEAM

### The Developer

Iris Residential (formerly TRG Properties) is the property arm of Tribis (formerly Transcontinental Group) founded in 1981. Based in Perth, Iris Residential has established a long and enviable reputation for excellence in property development over more than 30 years, focusing mainly on quality apartment homes in keenly sought after locations. The company has been built up into one of Western Australia's largest and most successful apartment developers with proven expertise and a well-documented successful track record in apartment development. Iris Residential has a significant legacy of quality projects successfully completed on time and a long list of very satisfied purchasers. Our projects have included major apartment and townhouse developments in Perth, Melbourne and regional Western Australia and retail, commercial office and englobo land subdivisions. Our broader industry experience includes the former ownership and management of the Roy Weston Real Estate Group. With some fifty-five offices and real estate sales in excess of one billion dollars per annum the Roy Weston Group provided us with excellent insight into the expectations of the West Australian community. Iris Residential prides itself on focusing on the best locations and excellence in design to develop apartment homes that exceed our community's expectations. We create long term value for our customers by delivering the best possible balance of quality and affordability.



### The Architect

Cameron Chisholm Nicol create vibrant living spaces and communities to enrich the way we live. The result is an elegant, contemporary aesthetic underpinned by superior functionality. Passive design principles reflect a commitment to environmental sustainability, with natural lighting and cross-ventilation reducing energy consumption. The orientation and wide openings of the apartments maximise view potential, whilst moveable louvres ensure liveable outdoor spaces. Efficient planning, robust material selection and attention to detail have resulted in homes of the highest quality to meet Iris Residential's demanding design brief.

Cameron Chisholm Nicol is a Western Australian architectural firm and an Australian leader in integrated architectural and interior design. With a proud heritage stretching back to 1884, it has an extensive list of local, national and international clients and a reputation for design excellence with an enviable list of design awards. In 2013 Cameron Chisholm Nicol was the recipient of the "Sir Zelman Cowen Award", Australia's most prestigious architecture award as well as the Institute of Architects "Harold Krantz Award" for apartment design 2017.



