

ONE OVAL

SUBI EAST

SCHEDULE OF INCLUSIONS



GENERAL FINISHES

Internal Walls Generally

Paint finish

Ceilings

Paint finish

Generally 2,700mm high in primary living room with localised bulkhead

Front Door (To Apartment), Internal Doors

Paint finish

Entry Door Hardware

Battery operated digital lock

Internal Door Hardware

Brushed nickel finish

External Window / Door Framing System

Powder coated aluminium framed double-glazed system

FLOOR FINISHES

Floors to Kitchen, Living and Dining

Engineered timber flooring in herringbone pattern

Floors to Bedroom

Carpet

Skirtings

Paint finish

KITCHEN

Joinery Cupboards

Laminate finish with soft closers

Benchtop

Large format porcelain

Splashback

Large format porcelain

Sink

Undermount stainless steel single bowl sink

Sink Mixer Tap

Roca brand, brushed nickel finish (or equivalent)

BATHROOM

Floor

Porcelain tiles

Walls

Full height porcelain tiles in shower cubicle and wet areas
Paint finish to all other walls

Ceilings

Paint finish

Shower Screen

Frameless shower screen with door, tinted glass

Shower & Shower Mixer

Roca brand, brushed nickel finish (or equivalent)



Basin

Semi-inset basin

Basin Tapware

Roca brand, brushed nickel finish (or equivalent)

Toilet Suite

Roca brand, back to the wall design with soft-close seat (or equivalent)

Bath (Where Applicable)

1,700mm freestanding bath

Mirror

Wall-mounted cabinet with mirror doors above vanity

Vanity Top

Porcelain tiles

Vanity Cabinet

Laminate finish

Accessories

Brushed nickel finish

LAUNDRY

Floor

Porcelain tiles

Walls

Paint finish

Trough

Laundry trough with cupboard unit underneath

Cupboard

Laminate finish

Mixer Tap

Chrome finish

Washing Machine Taps

Chrome finish, wall-mounted

APPLIANCES

Cooktop

1Bed & 2Bed <140sqm: Miele brand 4 burner induction cooktop (or equivalent)
2Bed ≥ 140sqm, 3Bed & Townhouse: Miele brand PowerFlex induction cooktop (or equivalent)

Rangehood

Miele brand integrated rangehood (or equivalent)

Oven

Miele brand 60cm built-in oven (or equivalent)

Dishwasher

Miele brand semi-integrated dishwasher (or equivalent)

Fridge

1Bed & 2Bed <140sqm: Recess only with power point provided
2Bed ≥ 140sqm, 3Bed & Townhouse: Miele brand integrated single column fridge freezer (or equivalent)



Microwave

1Bed & 2Bed <140sqm: Recess only with power point provided
2Bed ≥ 140sqm, 3Bed & Townhouse: Miele brand integrated microwave (or equivalent)

Washing Machine

1Bed & 2Bed <140sqm: Nil
2Bed ≥ 140sqm, 3Bed & Townhouse: Miele brand 7kg washing machine (or equivalent)

Dryer

Miele brand 7kg heat pump dryer (or equivalent)

ELECTRICAL

Lighting

LED lights generally

Electrical Outlets

General power and light switches to architect's and electrical engineer's layouts

TV Services

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

Voice / Data Communications System

Data outlet provided in living room and study nook/room

Internet

Fibre network provision (NBN or similar, subscription by resident)

BALCONY / TERRACES

Floor

Slip resistant porcelain tiles

Wall

Paint finish

Soffit / Ceiling

Paint finish

Hydraulic

1 x water tap to primary balcony

WINDOW FINISHING

Blinds

Blackout blinds provided to bedroom only

Flyscreens

Included to apartment sliding door and windows

OTHER FACILITIES

Air-Conditioning

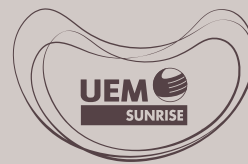
Centralised ducted system to living area and all bedrooms

Security Intercom

1 x audio-visual intercom



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ONE OVAL

SUBI EAST

SCHEDULE OF INCLUSIONS



GENERAL FINISHES

Internal Walls Generally

Paint finish

Ceilings

Paint finish

Generally 2,700mm high in primary living room with localised bulkhead

Front Door (To Apartment), Internal Doors

Paint finish

Entry Door Hardware

Battery operated digital lock

Internal Door Hardware

Brushed nickel finish

External Window / Door Framing System

Powder coated aluminium framed double-glazed system

FLOOR FINISHES

Floors to Kitchen, Living and Dining

Engineered timber flooring in herringbone pattern

Floors to Bedroom

Carpet

Skirtings

Paint finish

KITCHEN

Joinery Cupboards

Laminate finish with soft closers

Benchtop

Large format porcelain

Splashback

Large format porcelain

Sink

Undermount stainless steel single bowl sink

Sink Mixer Tap

Roca brand, brushed nickel finish (or equivalent)

BATHROOM

Floor

Porcelain tiles

Walls

Full height porcelain tiles in shower cubicle and wet areas
Paint finish to all other walls

Ceilings

Paint finish

Shower Screen

Frameless shower screen with door, tinted glass

Shower & Shower Mixer

Roca brand, brushed nickel finish (or equivalent)



Basin

Semi-inset basin

Basin Tapware

Roca brand, brushed nickel finish (or equivalent)

Toilet Suite

Roca brand, back to the wall design with soft-close seat (or equivalent)

Bath (Where Applicable)

1,700mm freestanding bath

Mirror

Wall-mounted cabinet with mirror doors above vanity

Vanity Top

Porcelain tiles

Vanity Cabinet

Laminate finish

Accessories

Brushed nickel finish

LAUNDRY

Floor

Porcelain tiles

Walls

Paint finish

Trough

Laundry trough with cupboard unit underneath

Cupboard

Laminate finish

Mixer Tap

Chrome finish

Washing Machine Taps

Chrome finish, wall-mounted

APPLIANCES

Cooktop

2Bed <140sqm: Miele brand
4 burner induction cooktop (or equivalent)
2Bed ≥ 140sqm & 3Bed: Miele brand
PowerFlex induction cooktop (or equivalent)

Rangehood

Miele brand integrated rangehood (or equivalent)

Oven

Miele brand 60cm built-in oven (or equivalent)

Dishwasher

Miele brand semi-integrated dishwasher (or equivalent)

Fridge

2Bed <140sqm: Recess only with power point provided
2Bed ≥ 140sqm & 3Bed: Miele brand integrated single column fridge freezer (or equivalent)



Microwave

2Bed <140sqm: Recess only with power point provided
2Bed ≥ 140sqm & 3Bed: Miele brand integrated microwave (or equivalent)

Washing Machine

2Bed <140sqm: Nil
2Bed ≥ 140sqm & 3Bed: Miele brand 7kg washing machine (or equivalent)

Dryer

Miele brand 7kg heat pump dryer (or equivalent)

ELECTRICAL

Lighting

LED lights generally

Electrical Outlets

General power and light switches to architect's and electrical engineer's layouts

TV Services

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

Voice / Data Communications System

Data outlet provided in living room and study nook/room

Internet

Fibre network provision (NBN or similar, subscription by resident)

BALCONY / TERRACES

Floor

Slip resistant porcelain tiles

Wall

Paint finish

Soffit / Ceiling

Paint finish

Hydraulic

1 x water tap to primary balcony

WINDOW FINISHING

Blinds

Blackout blinds provided to bedroom only

Flyscreens

Included to apartment sliding door and windows

OTHER FACILITIES

Air-Conditioning

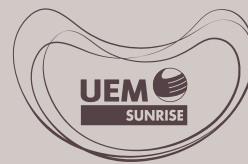
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ONE OVAL

SUBI EAST

SCHEDULE OF INCLUSIONS



GENERAL FINISHES

Internal Walls Generally

Paint finish

Ceilings

Paint finish

Generally 2,900mm high in primary living room with localised bulkhead

Front Door (To Apartment), Internal Doors

Paint finish

Entry Door Hardware

Battery operated digital lock

Internal Door Hardware

Brushed nickel finish

External Window / Door Framing System

Powder coated aluminium framed double-glazed system

FLOOR FINISHES

Floors to Kitchen, Primary Living and Dining

Engineered timber flooring in herringbone pattern

Floors to Bedroom

Carpet

Skirtings

Paint finish

KITCHEN

Joinery Cupboards

Laminate finish with soft closers

Benchtop

Natural stone

Splashback

Natural stone

Sink

Undermount stainless steel single bowl sink

Sink Mixer Tap

Roca brand, brushed nickel finish (or equivalent)

BATHROOM

Floor

Porcelain tiles

Walls

Full height porcelain tiles in shower cubicle and wet areas

Paint finish to all other walls

Ceilings

Paint finish

Shower Screen

Frameless shower screen with door, tinted glass

Shower & Shower Mixer

Roca brand, brushed nickel finish (or equivalent)



Basin

Semi-inset basin

Basin Tapware

Roca brand, brushed nickel finish (or equivalent)

Toilet Suite

Roca brand, back to the wall design with soft-close seat (or equivalent)

Bath (Where Applicable)

1,700mm freestanding bath

Mirror

Wall-mounted cabinet with mirror doors above vanity

Vanity Top

Natural stone to master bathroom
Porcelain tiles to all other bathroom

Vanity Cabinet

Laminate finish

Accessories

Brushed nickel finish

LAUNDRY

Floor

Porcelain tiles

Walls

Paint finish

Trough

Laundry trough with cupboard unit underneath

Cupboard

Laminate finish

Mixer Tap

Chrome finish

Washing Machine Taps

Chrome finish, wall-mounted

APPLIANCES

Cooktop

Miele brand PowerFlex induction cooktop (or equivalent)

Rangehood

Miele brand integrated rangehood (or equivalent)

Oven

Miele brand 60cm built-in oven (or equivalent)

Dishwasher

Miele brand semi-integrated dishwasher (or equivalent)

Fridge

Miele brand integrated 2 columns fridge freezer (or equivalent)

Microwave

Miele brand integrated microwave (or equivalent)

Steam Oven

Miele brand integrated steam oven (or equivalent)



Wine Fridge

Vintec undercounter wine fridge (or equivalent)

Washing Machine

Miele brand 7kg washing machine (or equivalent)

Dryer

Miele brand 7kg heat pump dryer (or equivalent)

ELECTRICAL

Lighting

LED lights generally

Pendant light above kitchen island

Electrical Outlets

General power and light switches to architect's and electrical engineer's layouts

TV Services

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

Voice / Data Communications System

Data outlet provided in living room and study nook/room

Internet

Fibre network provision (NBN or similar, subscription by resident)

BALCONY / TERRACES

Floor

Slip resistant porcelain tiles

Wall

Paint finish

Soffit / Ceiling

Paint finish

Hydraulic

1 x water tap to primary balcony

WINDOW FINISHING

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Flyscreens

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OTHER FACILITIES

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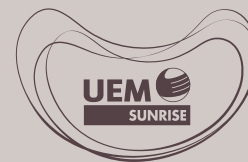
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