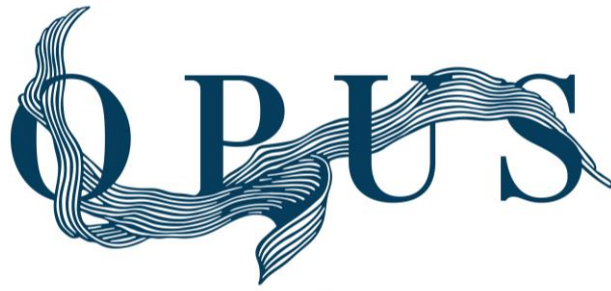


BROADBEACH

## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

<b>Common Areas and Building Finishes</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	EXTERNAL WALLS	Reinforced concrete / glazing / precast / block and render 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
	LIFTS	Lifts servicing all floors and basements as shown on plans
	LETTER BOXES	1x lockable letterbox per apartment
	FIRE SERVICES	Common areas and car parking levels as required by Building Code of Australia (NCC)
		Fire sprinklers to NCC requirements. Detection system to residential apartments comprising smoke alarms in apartments, and sound alert system as required by NCC
<b>Access Control</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	ACOUSTIC	Apartment acoustics to Queensland Development Code (QDC) requirements
	ACCESS CONTROL	Access control system including programmable proximity reader for floor by floor lift control, vehicle entry and exit to car park
	VISITOR ACCESS	Voice intercom to unit
	KEYS	Each apartment will be provided with 2x keys for apartment front door
	WIRELESS GARAGE ENTRY/EXIT	Each apartment will be provided with a proximity fob controller per car park for entry to the car park

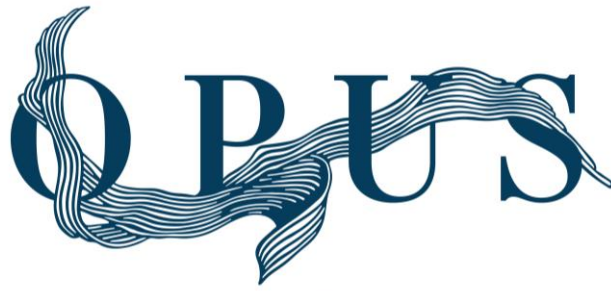


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## SCHEDULE OF INCLUSIONS

### UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

<b>General</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	ACOUSTIC	To NCC requirements
	THERMAL / ENERGY EFFICIENCY	To NCC requirements
	EXTERNAL WALLS	Paint or render and paint finish to Architect's detailed design
	INTERNAL DOORS	Hollow-core doors within the apartment; or to NCC requirements
	INTERNAL CUPBOARD DOORS	Melamine to architects detailed design
	CEILING FINISH	Suspended plasterboard, paint finish
	WINDOWS/EXTERNAL SLIDING DOORS	Aluminium framed window and sliding door sections
	ACCESS CONTROL	Intercom handset providing access control from main entry to apartment, location to Architect's detailed design
	CAR PARKING	Refer contract for sale
	APARTMENT AIR CONDITIONING	Ducted reverse cycle air conditioning system to living room and bedrooms. Condenser located in service area
<b>Balcony</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Surface mounted light fitting to Architect's detailed design
	FLOOR	Tiles
	CEILING	Applied textured paint finish
	POWER	1x Outdoor double GPO per apartment
	BALUSTRADES	To NCC requirements and Architect's detailed design, which may include concrete up-stand with applied paint finish, framed or frameless glass, metalwork balustrade

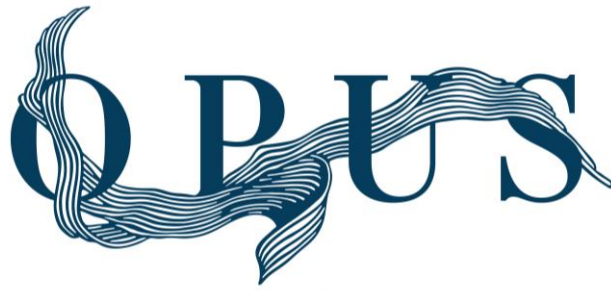


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## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

Entry	<i>ITEM</i>	<i>DESCRIPTION</i>
	LIGHTING	Lighting to NCC requirements and Architect's detailed design
	FLOOR	Tiles & Carpet <i>Refer plan and Purchaser's Selections</i>
	MASTER LIGHT SWITCH	A master light switch at apartment entry
Living Room	<i>ITEM</i>	<i>DESCRIPTION</i>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	3x double GPOs
	TV	Free to Air and Pay TV outlet See <b>Communications and Data Services</b> , below, for further details
Dining Room	<i>ITEM</i>	<i>DESCRIPTION</i>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	1x double GPO
Kitchen	<i>ITEM</i>	<i>DESCRIPTION</i>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	POWER	2x double GPOs; 1x single GPO for refrigerator  Power to appliances as required
	TELEPHONE	1x Telephone point



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### SCHEDULE OF INCLUSIONS

#### UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

BENCHTOP	Reconstituted stone benchtop to architects detailed design <i>Refer Purchaser's Selections</i>
SPLASH BACK	Reconstituted stone splash back to architects detailed design <i>Refer Purchaser's Selections</i>
JOINERY DOORS	Soft close laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>
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
REFRIGERATOR ALCOVE	Hydraulic point for water connection to refrigerator water supply / ice maker
TAPWARE	Franke TA7300B gooseneck sink mixer with pull out spray or equal



SINK	2 Bedroom Units: Franke SID 110-50 Tectonite single bowl sink or equal
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## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

3 Bedroom Units: Franke SID 620  
Tectonite double bowl sink or equal



OVEN

Smeg SFA106N 60cm multi-function oven  
or equal



MICROWAVE

Smeg FMIA120N microwave oven with grill  
or equal



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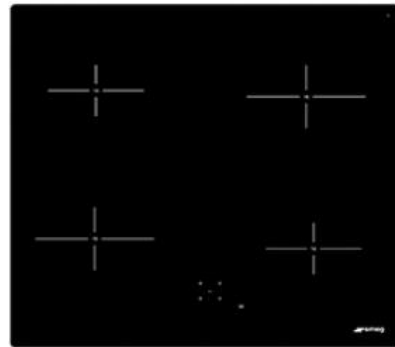
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## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

COOKTOP

Smeg SA611XC-1 60cm 4-zone touch control electric cooktop; and or equal



RANGE HOOD

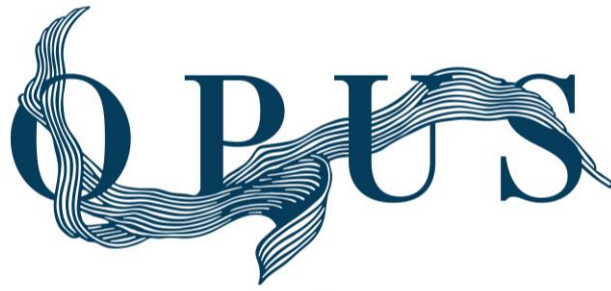
Smeg PUM601X under cupboard range hood or equal



DISHWASHER

Smeg DWAFI6214X fully integrated dishwasher or equal





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**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A**

Laundry	ITEM	DESCRIPTION
	LIGHTING	Lighting to NCC requirements and Architect's detailed design
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	POWER	1x double GPO
	WALLS	Plaster board/paint finish/skirting tile
	LAUNDRY SINK TAPWARE	Sink mixer WELS 6 Star, 4.5L/minute Registration Number: T21951
		
	SINK	Single bowl laundry tub and cabinet
	SPLASHBACK	Tiles
	DRYER	Haier HDY-M60 dryer or equal
		
	HOT + COLD WASHING MACHINE COCKS	Provided and connected to washing machine



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**SCHEDULE OF INCLUSIONS**

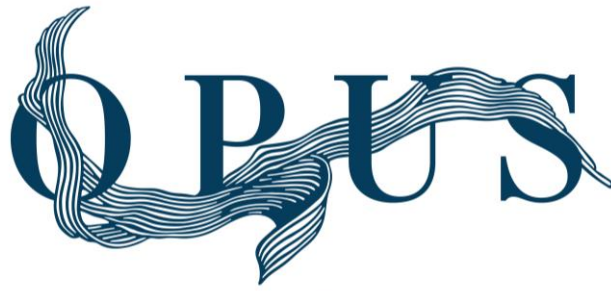
**UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A**

MECHANICAL VENTILATION	To NCC requirements
LAUNDRY DOORS	Joinery doors to Architect's detailed design

<b>Main Bedroom</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	3x double GPO
	TV	Free to Air and Pay TV outlet See <b>Communications and Data Services</b> , below for further details
	WALK-IN WARDROBE <i>where shown on plan</i>	Detailed wardrobe fit out to Architect's detailed design including shelves and adjustable hanging rails
	WARDROBE <i>where shown on plan</i>	Detailed wardrobe fit out to Architect's detailed design including shelves, adjustable hanging rails and sliding robe doors (mirror and colour back glass)

<b>Ensuite</b>  (where shown on plan)	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	POWER	1x double GPO per vanity basin
	WALLS	Ceramic tiles and plasterboard to architects detailed design
	VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
	SHAVING CABINET	Shaving Cabinet with mirrored doors to architects detailed design





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## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

### TOILET SUITE

Parisi Linfa wall faced rimless soft close toilet suite or equal

WELS 4 Star, 4.5L/minute Full flush  
3L/minute half flush, Registration Number:  
L04810



### VANITY BASIN

Parisi HIGI243 squared 400 Inset Basin or equal  
WELS 6 Star, 4L/minute  
Registration Number: T21625



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## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

VANITY TAPSET

Parisi Quasar mixer or equal



SHOWER MIXER

Parisi Quasar Shower Mixer or equal



SHOWER ROSE

Parisi L'Hotel Combination shower or equal

WELS 3 Star,  
9L/minute  
Registration  
Number: S09205



TOILET ROLL HOLDER

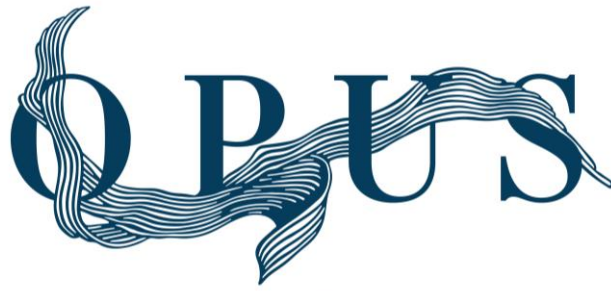
Toilet roll holder

HAND TOWEL RAIL

Hand Towel rail

TOWEL RAILS

Towel rail x2



BROADBEACH

## SCHEDULE OF INCLUSIONS

### UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

SHOWER SHELF	Shower shelf
SHOWER SCREEN	Semi-frameless to Architect's detailed design
MECHANICAL VENTILATION	To NCC requirements
BATH <i>Where shown on plan</i>	Bath, mixer and spout to Architect's detailed design

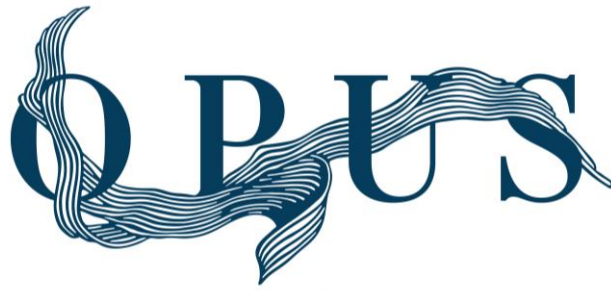
### Bedrooms 2 & 3

(Where shown on plan)

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
POWER	3x double GPO
FLOOR	Carpet <i>Refer Purchaser's Selections</i>
TV	Free to Air and Pay TV outlet
	<i>See <b>Communications and Data Services</b>, below, for further details</i>
WARDROBE	Detailed wardrobe fit out to Architect's detailed design including shelves, hanging rails and robe doors

### Bathroom

ITEM	DESCRIPTION
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
POWER	1x double GPO
FLOOR	Tiles <i>Refer Purchaser's Selections</i>
WALLS	Ceramic tiles and plasterboard to architects detailed design
VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
SHAVING CABINET	Shaving Cabinet with mirrored doors to architects detailed design



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## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

### TOILET SUITE

Parisi Linfa wall faced rimless soft close toilet suite or equal

WELS 4 Star, 4.5L/minute Full flush  
3L/minute half flush, Registration Number:  
L04810



### VANITY BASIN

Parisi HIGI243 squared 400 Inset Basin or equal

WELS 6 Star, 4L/minute  
Registration Number: T21625



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## SCHEDULE OF INCLUSIONS

UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A

VANITY TAPSET

Parisi Quasar wall mixer or equal



SHOWER MIXER

Parisi Quasar Shower Mixer or equal

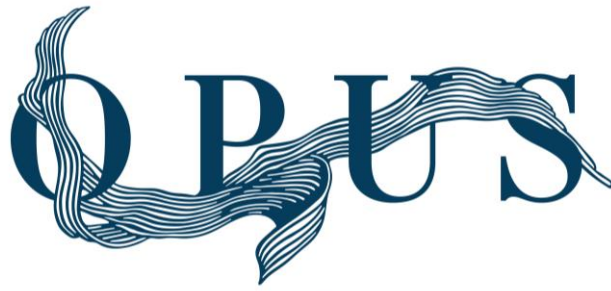


SHOWER ROSE

Parisi L'Hotel Combination shower or equal

WELS 3 Star, 9L/minute  
Registration Number: S09205





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**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A**

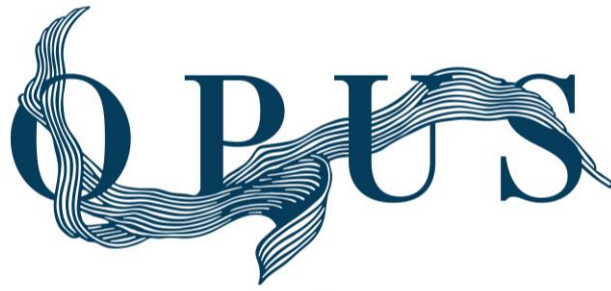
TOILET ROLL HOLDER	Toilet roll holder
HAND TOWEL RAIL	Towel rail
TOWEL RAILS	Towel rail x2
SHOWER SHELF	Shower shelf
SHOWER SCREEN	Semi-frameless to Architect's detailed design
MECHANICAL VENTILATION	To NCC requirements

**Communications and Data Services**

<i>ITEM</i>	<i>DESCRIPTION</i>
HIGH SPEED INTERNET	High Speed internet will be provided to the apartment
TELEPHONE	The building will be provided with a telephone backbone suitable for each apartment to have 2x exchange lines.
DIGITAL TV	Pre-wire and connection to Free-to-air TV channels in rooms specified
PAY TV	<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.</p> <p>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>

**Pool & BBQ**

<i>ITEM</i>	<i>DESCRIPTION</i>
LIGHTING	Lighting to NCC requirements and to
POWER	2 x Outdoor D-GPO to Architects detailed



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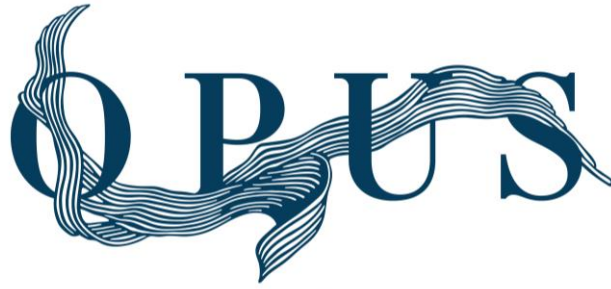
**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A**

	design
WALLS	Reinforced concrete (off-form and painted finish) / glazing / aluminium/ aluminium composite panel / block and render / stone cladding and other finishes to Architect's detailed design
FLOOR	Tiles and Composite Timber to architects detailed design
BBQ & BENCH	BBQ to architects detailed design including: <ul style="list-style-type: none"> <li>• 1 x Sink,</li> <li>• 2 x Built-in electric BBQs,</li> </ul>
FURNITURE	Furniture to architects detailed design

**Gymnasium  
(Level 2)**

<i>ITEM</i>	<i>DESCRIPTION</i>
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
POWER	To electrical exercise equipment as required
WALLS	Internal – plasterboard / paint finish and feature mirrors to Architect's detailed design
FLOOR	Carpet to Architect's detailed design
EQUIPMENT	Gymnasium equipment including: <ul style="list-style-type: none"> <li>• 1 x Healthstream Treadmill or equal</li> <li>• 1 x Healthstream Upright Bike or equal</li> <li>• 1 x Concept 2 Rowing machine or equal</li> <li>• 1 x Dumbbell set or equal</li> <li>• 1 x Bench; and or equal</li> <li>• 4 x Yoga / Stretch Mats or equal.</li> </ul>



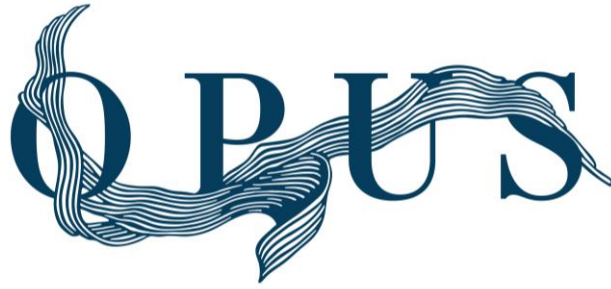
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**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 2J, 2K, 2L, 2M & 3A**

<b>Purchasers Selections</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	COLOUR SCHEME SELECTIONS	<p>There are two colour schemes:</p> <ol style="list-style-type: none"> <li>1. <b>Ebony</b>; and</li> <li>2. <b>Ivory</b>.</li> </ol>
	NATURAL MATERIALS	<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. Natural materials may display characteristics which vary from the samples shown on the display colour boards due to the intrinsic nature of such naturally occurring materials.</p>
	LIGHT, GPO'S, BATHROOM ACCESSORIES	<p>Light fittings, GPO's, intercom system, 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>
	PRODUCT SUBSTITUTION	<p>The Seller reserves the right to substitute any specified inclusions with that of a similar quality.</p>



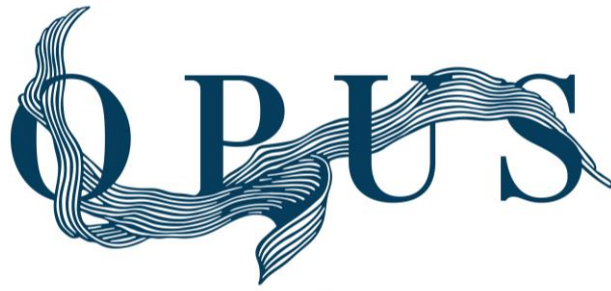


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**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 3B, 3C, 3D, 3E**

<b>Common Areas and Building Finishes</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	EXTERNAL WALLS	Reinforced concrete / glazing / precast / block and render 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
	LIFTS	Lifts servicing all floors and basements as shown on plans
	LETTER BOXES	1x lockable letterbox per apartment
	FIRE SERVICES	Common areas and car parking levels as required by Building Code of Australia (NCC)
		Fire sprinklers to NCC requirements. Detection system to residential apartments comprising smoke alarms in apartments, and sound alert system as required by NCC
<b>Access Control</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	ACOUSTIC	Apartment acoustics to Queensland Development Code (QDC) requirements
	ACCESS CONTROL	Access control system including programmable proximity reader for floor by floor lift control, vehicle entry and exit to car park
	VISITOR ACCESS	Voice intercom to unit
	KEYS	Each apartment will be provided with 2x keys for apartment front door
	WIRELESS GARAGE ENTRY/EXIT	Each apartment will be provided with a proximity fob controller per car park for entry to the car park

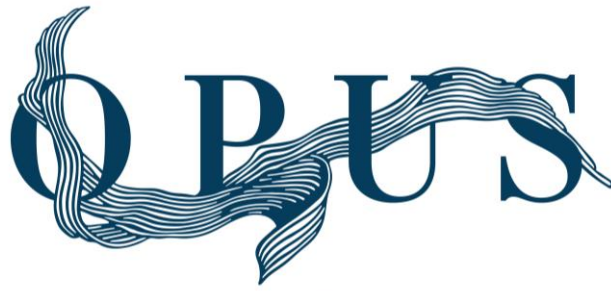


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## SCHEDULE OF INCLUSIONS

### UNIT TYPES 3B, 3C, 3D, 3E

<b>General</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	ACOUSTIC	To NCC requirements
	THERMAL / ENERGY EFFICIENCY	To NCC requirements
	EXTERNAL WALLS	Paint or render and paint finish to Architect's detailed design
	INTERNAL DOORS	Hollow-core doors within the apartment; or to NCC requirements
	INTERNAL CUPBOARD DOORS	Melamine to architects detailed design
	CEILING FINISH	Suspended plasterboard, paint finish
	WINDOWS/EXTERNAL SLIDING DOORS	Aluminium framed window and sliding door sections
	ACCESS CONTROL	Intercom handset providing access control from main entry to apartment, location to Architect's detailed design
	CAR PARKING	Refer contract for sale
	APARTMENT AIR CONDITIONING	Ducted reverse cycle air conditioning system to living room and bedrooms. Condenser located in service area
<b>Balcony</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Surface mounted light fitting to Architect's detailed design
	FLOOR	Tiles
	CEILING	Applied textured paint finish
	POWER	1x Outdoor double GPO per apartment
	BALUSTRADES	To NCC requirements and Architect's detailed design, which may include concrete up-stand with applied paint finish, framed or frameless glass, metalwork balustrade

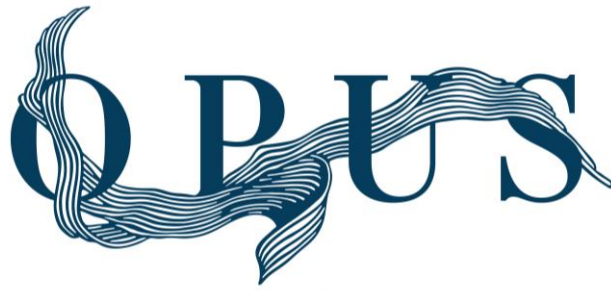


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**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 3B, 3C, 3D, 3E**

	<b>ITEM</b>	<b>DESCRIPTION</b>
<b>Entry</b>	LIGHTING	Lighting to NCC requirements and Architect's detailed design
	FLOOR	Tiles & Carpet <i>Refer plan and Purchaser's Selections</i>
	MASTER LIGHT SWITCH	A master light switch at apartment entry
<b>Living Room</b>	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	3x double GPOs
	TV	Free to Air and Pay TV outlet See <b>Communications and Data Services</b> , below, for further details
<b>Dining Room</b>	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	1x double GPO
<b>Kitchen</b>	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	POWER	2x double GPOs; 1x single GPO for refrigerator  Power to appliances as required
	TELEPHONE	1x Telephone point



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## SCHEDULE OF INCLUSIONS

### UNIT TYPES 3B, 3C, 3D, 3E

BENCHTOP	Reconstituted stone benchtop to architects detailed design <i>Refer Purchaser's Selections</i>
SPLASH BACK	Reconstituted stone splash back to architects detailed design <i>Refer Purchaser's Selections</i>
JOINERY DOORS	Soft close laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>
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
REFRIGERATOR ALCOVE	Hydraulic point for water connection to refrigerator water supply / ice maker
TAPWARE	Franke TA7300B gooseneck sink mixer with pull out spray or equal



SINK	Franke SID 620 Tectonite double bowl sink or equal
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## SCHEDULE OF INCLUSIONS

### UNIT TYPES 3B, 3C, 3D, 3E

OVEN

Wolf SOCE/B/TH 76cm multi-function oven  
or equal



MICROWAVE

Wolf MDD30CM/B/TH 76cm microwave or  
equal



COOKTOP

Wolf ICBCI304C/B 76cm 4-zone touch  
control induction cooktop or equal



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## SCHEDULE OF INCLUSIONS

### UNIT TYPES 3B, 3C, 3D, 3E

RANGE HOOD

Iive IVUM90 cupboard range hood, exhaust externally, or equal



DISHWASHER

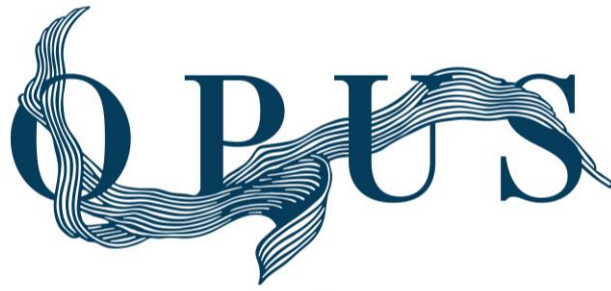
Smeg DWAFI6214X fully integrated dishwasher or equal



FRIDGE

Sub-Zero ICBBI48SDO 120cm built-in side by side fridge with water and ice dispenser or equal





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**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 3B, 3C, 3D, 3E**

**Laundry**

<i>ITEM</i>	<i>DESCRIPTION</i>
LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Tiles <i>Refer Purchaser's Selections</i>
POWER	1x double GPO
WALLS	Plaster board/paint finish/skirting tile
LAUNDRY SINK TAPWARE	Sink mixer  WELS 6 Star, 4.5L/minute Registration Number: T21951
	
SINK	Single bowl laundry tub and cabinet
SPLASHBACK	Tiles
DRYER	Haier HDY-M60 dryer or equal





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**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 3B, 3C, 3D, 3E**

HOT + COLD WASHING MACHINE COCKS	Provided and connected to washing machine
MECHANICAL VENTILATION	To NCC requirements
LAUNDRY DOORS	Joinery doors to Architect's detailed design

**Main Bedroom**

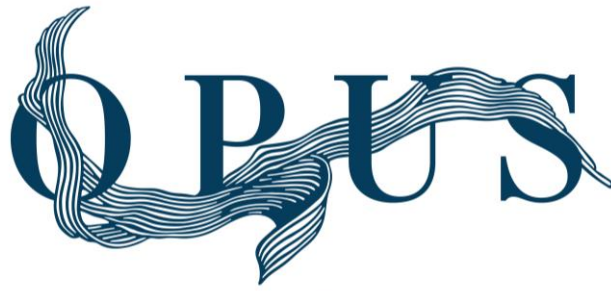
<i>ITEM</i>	<i>DESCRIPTION</i>
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
FLOOR	Carpet <i>Refer Purchaser's Selections</i>
POWER	3x double GPO
TV	Free to Air and Pay TV outlet See <b>Communications and Data Services</b> , below for further details
WALK-IN WARDROBE <i>where shown on plan</i>	Detailed wardrobe fit out to Architect's detailed design including shelves and adjustable hanging rails
WARDROBE <i>where shown on plan</i>	Detailed wardrobe fit out to Architect's detailed design including shelves, adjustable hanging rails and sliding robe doors (mirror and colour back glass)

**Ensuite**

(where shown on plan)

<i>ITEM</i>	<i>DESCRIPTION</i>
LIGHTING	Lighting to NCC requirements and to Architect's detailed design
FLOOR	Tiles <i>Refer Purchaser's Selections</i>
POWER	1x double GPO per vanity basin
WALLS	Ceramic tiles and plasterboard to architects detailed design
VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
SHAVING CABINET	Shaving Cabinet with mirrored doors to architects detailed design





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## SCHEDULE OF INCLUSIONS

### UNIT TYPES 3B, 3C, 3D, 3E

#### TOILET SUITE

Parisi Linfa wall faced rimless soft close toilet suite or equal

WELS 4 Star, 4.5L/minute Full flush  
3L/minute half flush, Registration Number:  
L04810



#### VANITY BASIN

Parisi HIGI243 squared 400 Inset Basin or equal

WELS 6 Star, 4L/minute  
Registration Number: T21625



#### VANITY TAPSET

Parisi Quasar mixer or equal



# OPUS

BROADBEACH

## SCHEDULE OF INCLUSIONS

### UNIT TYPES 3B, 3C, 3D, 3E

SHOWER MIXER

Parisi Quasar Shower Mixer or equal



SHOWER ROSE

Parisi L'Hotel Combination shower or equal  
WELS 3 Star,  
9L/minute  
Registration Number:  
S09205



TOILET ROLL HOLDER

Toilet roll holder

HAND TOWEL RAIL

Hand Towel rail

TOWEL RAILS

Towel rail x2

SHOWER SHELF

Shower shelf

SHOWER SCREEN

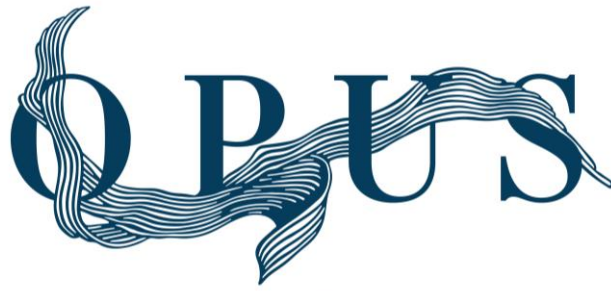
Semi-frameless to Architect's detailed design

MECHANICAL VENTILATION

To NCC requirements

BATH  
*Where shown on plan*

Bath, mixer and spout to Architect's detailed design

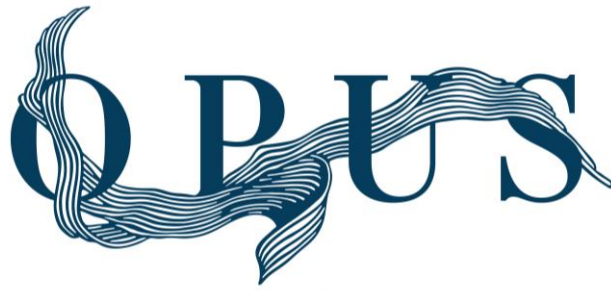


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**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 3B, 3C, 3D, 3E**

<b>Bedrooms 2 &amp; 3</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
<b>(Where shown on plan)</b>	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	3x double GPO
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	TV	Free to Air and Pay TV outlet
	WARDROBE	<i>See <b>Communications and Data Services</b>, below, for further details</i>  Detailed wardrobe fit out to Architect's detailed design including shelves, hanging rails and robe doors
<b>Bathroom</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	1x double GPO
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	WALLS	Ceramic tiles and plasterboard to architects detailed design
	VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
	SHAVING CABINET	Shaving Cabinet with mirrored doors to architects detailed design



BROADBEACH

## SCHEDULE OF INCLUSIONS

### UNIT TYPES 3B, 3C, 3D, 3E

#### TOILET SUITE

Parisi Linfa wall faced rimless soft close toilet suite or equal

WELS 4 Star, 4.5L/minute Full flush  
3L/minute half flush, Registration Number:  
L04810



#### VANITY BASIN

Parisi HIGI243 squared 400 Inset Basin or equal

WELS 6 Star, 4L/minute  
Registration Number: T21625



#### VANITY TAPSET

Parisi Quasar wall mixer or equal



# OPUS

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## SCHEDULE OF INCLUSIONS

### UNIT TYPES 3B, 3C, 3D, 3E

SHOWER MIXER

Parisi Quasar Shower Mixer or equal



SHOWER ROSE

Parisi L'Hotel Combination shower or equal  
WELS 3 Star, 9L/minute  
Registration Number: S09205



TOILET ROLL HOLDER

Toilet roll holder

HAND TOWEL RAIL

Towel rail

TOWEL RAILS

Towel rail x2

SHOWER SHELF

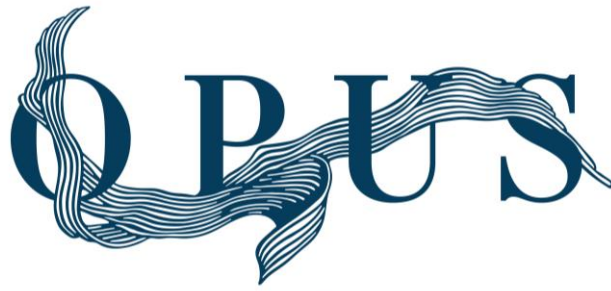
Shower shelf

SHOWER SCREEN

Semi-frameless to Architect's detailed design

MECHANICAL VENTILATION

To NCC requirements

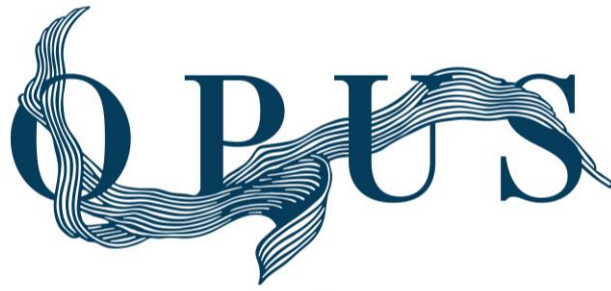


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**SCHEDULE OF INCLUSIONS**

**UNIT TYPES 3B, 3C, 3D, 3E**

<b>Communications and Data Services</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	HIGH SPEED INTERNET	High Speed internet will be provided to the apartment
	TELEPHONE	The building will be provided with a telephone backbone suitable for each apartment to have 2x exchange lines.
	DIGITAL TV	Pre-wire and connection to Free-to-air TV channels in rooms specified
	PAY TV	<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.</p> <p>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>
<b>Pool &amp; BBQ</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to
	POWER	2 x Outdoor D-GPO to Architects detailed design
	WALLS	Reinforced concrete (off-form and painted finish) / glazing / aluminium/ aluminium composite panel / block and render / stone cladding and other finishes to Architect's detailed design
	FLOOR	Tiles and Composite Timber to architects detailed design
	BBQ & BENCH	BBQ to architects detailed design including: <ul style="list-style-type: none"> <li>• 1 x Sink,</li> <li>• 2 x Built-in electric BBQs,</li> </ul>
	FURNITURE	Furniture to architects detailed design



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## SCHEDULE OF INCLUSIONS

UNIT TYPES 3B, 3C, 3D, 3E

<b>Gymnasium (Level 2)</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	To electrical exercise equipment as required
	WALLS	Internal – plasterboard / paint finish and feature mirrors to Architect's detailed design
	FLOOR	Carpet to Architect's detailed design
	EQUIPMENT	Gymnasium equipment including: <ul style="list-style-type: none"><li>• 1 x Healthstream Treadmill or equal</li><li>• 1 x Healthstream Upright Bike or equal</li><li>• 1 x Concept 2 Rowing machine or equal</li><li>• 1 x Dumbbell set or equal</li><li>• 1 x Bench; and or equal</li><li>• 4 x Yoga / Stretch Mats or equal.</li></ul>



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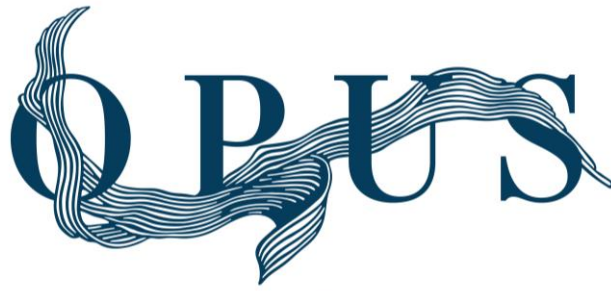
## SCHEDULE OF INCLUSIONS

### UNIT TYPES 3B, 3C, 3D, 3E

#### Purchasers Selections

<i>ITEM</i>	<i>DESCRIPTION</i>
COLOUR SCHEME SELECTIONS	There are two colour schemes: <ol style="list-style-type: none"><li>1. <b>Ebony</b>; and</li><li>2. <b>Ivory</b>.</li></ol>
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 colour boards due to the intrinsic nature of such naturally occurring materials.
LIGHT, GPO'S, BATHROOM ACCESSORIES	Light fittings, GPO's, intercom system, 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.

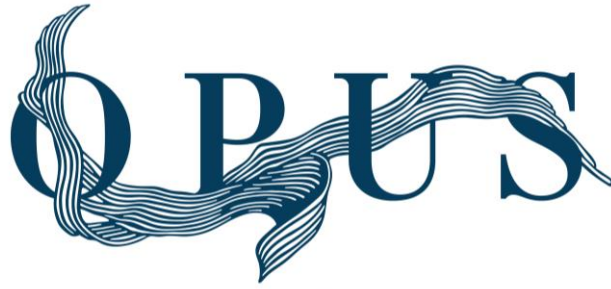




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**SCHEDULE OF INCLUSIONS  
UNIT TYPE 4A PENTHOUSE**

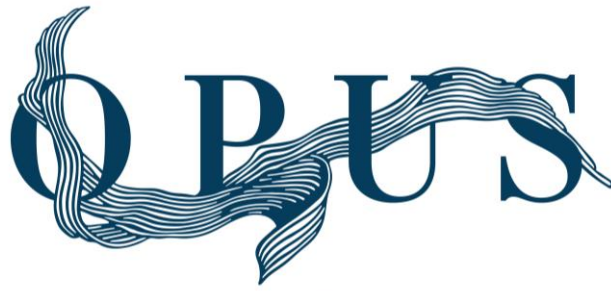
<b>Common Areas and Building Finishes</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	EXTERNAL WALLS	Reinforced concrete / glazing / precast / block and render to Architect's detailed design
	FLOORS	Reinforced concrete suspended slab
	LANDSCAPING	To Landscape Architect's detailed design
	CORRIDORS AND LOBBIES	Floor finish, wall finish, lighting and features to Architect's detailed design
	LIFTS	Lifts servicing all floors and basements as shown on plans
	LETTER BOXES	1x lockable letterbox per apartment
	FIRE SERVICES	Common areas and car parking levels as required by Building Code of Australia (NCC)  Fire sprinklers to NCC requirements. Detection system to residential apartments comprising smoke alarms in apartments, and sound alert system as required by NCC
<b>Access Control</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	ACOUSTIC	Apartment acoustics to Queensland Development Code (QDC) requirements
	ACCESS CONTROL	Access control system including programmable proximity reader for floor by floor lift control, vehicle entry and exit to car park
	VISITOR ACCESS	Voice intercom to unit
	KEYS	Each apartment will be provided with 2x keys for apartment front door
	WIRELESS GARAGE ENTRY/EXIT	Each apartment will be provided with a proximity fob controller per car park for entry to the car park



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**SCHEDULE OF INCLUSIONS  
UNIT TYPE 4A PENTHOUSE**

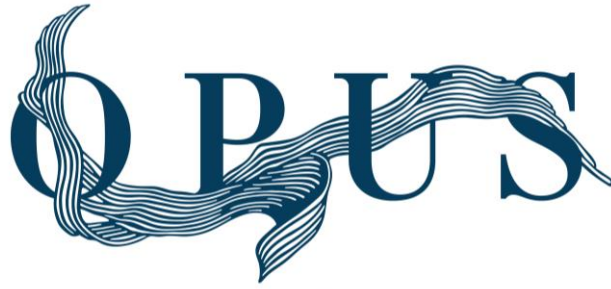
<b>General</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	ACOUSTIC	To NCC requirements
	THERMAL / ENERGY EFFICIENCY	To NCC requirements
	EXTERNAL WALLS	Paint or render and paint finish to Architect's detailed design
	INTERNAL DOORS	Hollow-core doors within the apartment; or to NCC requirements
	INTERNAL CUPBOARD DOORS	Melamine to architects detailed design
	CEILING FINISH	Suspended plasterboard, paint finish
	WINDOWS/EXTERNAL SLIDING DOORS	Aluminium framed window and sliding door sections
	ACCESS CONTROL	Intercom handset providing access control from main entry to apartment, location to Architect's detailed design
	CAR PARKING	Refer contract for sale
	APARTMENT AIR CONDITIONING	Ducted reverse cycle air conditioning system to living room and bedrooms. Condenser located in service area
<b>Balcony</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Surface mounted light fitting to Architect's detailed design
	FLOOR	Tiles
	CEILING	Applied textured paint finish
	POWER	1x Outdoor double GPO per apartment
	BALUSTRADES	To NCC requirements and Architect's detailed design, which may include concrete up-stand with applied paint finish, framed or frameless glass, metalwork balustrade



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**SCHEDULE OF INCLUSIONS**  
**UNIT TYPE 4A PENTHOUSE**

<b>Entry</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and Architect's detailed design
	FLOOR	Tiles & Carpet <i>Refer plan and Purchaser's Selections</i>
	MASTER LIGHT SWITCH	A master light switch at apartment entry
<b>Living Room</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	3x double GPOs
	TV	Free to Air and Pay TV outlet See <b>Communications and Data Services</b> , below, for further details
<b>Dining Room</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	1x double GPO
<b>Kitchen</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	POWER	2x double GPOs; 1x single GPO for refrigerator  Power to appliances as required



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## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

TELEPHONE	1x Telephone point
BENCHTOP	Reconstituted stone benchtop to architects detailed design <i>Refer Purchaser's Selections</i>
SPLASH BACK	Reconstituted stone splash back to architects detailed design <i>Refer Purchaser's Selections</i>
JOINERY DOORS	Soft close laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>
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
REFRIGERATOR ALCOVE	Hydraulic point for water connection to refrigerator water supply / ice maker
TAPWARE	Franke TA7300B gooseneck sink mixer with pull out spray or equal



# OPUS

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## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

SINK

Franke SID 620 Tectonite double bowl sink or equal



OVEN

Wolf SOCE/B/TH 76cm multi-function oven or equal



MICROWAVE

Wolf MDD30CM/B/TH 76cm microwave or equal



# OPUS

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## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

COOKTOP

Wolf ICBCI304C/B 76cm 4-zone touch control induction cooktop or equal



RANGE HOOD

Iive IVUM90 cupboard range hood, exhaust externally, or equal



DISHWASHER

Smeg DWAFI6214X fully integrated dishwasher or equal



# OPUS

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## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

FRIDGE

Sub-Zero 210 cm integrated refrigerator, freezer and wine storage with water and ice dispenser or equal



## Laundry

<i>ITEM</i>	<i>DESCRIPTION</i>
LIGHTING	Lighting to NCC requirements and Architect's detailed design
FLOOR	Tiles <i>Refer Purchaser's Selections</i>
POWER	1x double GPO
WALLS	Plaster board/paint finish/skirting tile



BROADBEACH

## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

LAUNDRY SINK TAPWARE

Sink mixer

WELS 6 Star, 4.5L/minute  
Registration Number:  
T21951



SINK

Single bowl laundry tub and cabinet

SPLASHBACK

Tiles

DRYER

Haier HDY-M60 dryer or equal



HOT + COLD WASHING  
MACHINE COCKS

Provided and connected to washing  
machine

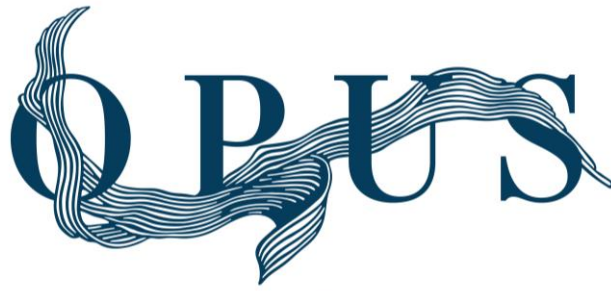
MECHANICAL VENTILATION

To NCC requirements

LAUNDRY DOORS

Joinery doors to Architect's detailed design

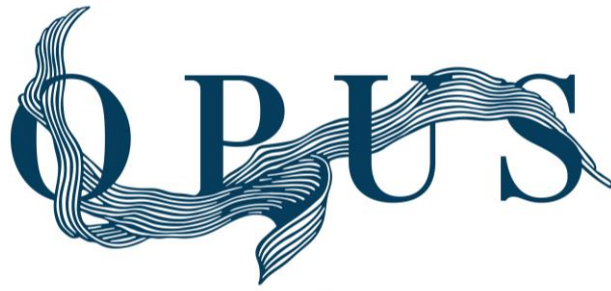




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**SCHEDULE OF INCLUSIONS  
UNIT TYPE 4A PENTHOUSE**

<b>Main Bedroom</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	3x double GPO
	TV	Free to Air and Pay TV outlet See <b>Communications and Data Services</b> , below for further details
	WALK-IN WARDROBE <i>where shown on plan</i>	Detailed wardrobe fit out to Architect's detailed design including shelves and adjustable hanging rails
	WARDROBE <i>where shown on plan</i>	Detailed wardrobe fit out to Architect's detailed design including shelves, adjustable hanging rails and sliding robe doors (mirror and colour back glass)
<b>Ensuite</b>  (where shown on plan)	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	POWER	1x double GPO per vanity basin
	WALLS	Ceramic tiles and plasterboard to architects detailed design
	VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
	SHAVING CABINET	Shaving Cabinet with mirrored doors to architects detailed design



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## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

#### TOILET SUITE

Parisi Linfa wall faced rimless soft close toilet suite or equal

WELS 4 Star, 4.5L/minute Full flush  
3L/minute half flush,  
Registration Number: L04810



#### VANITY BASIN

Parisi HIGI243 squared 400 Inset Basin or equal

WELS 6 Star, 4L/minute  
Registration Number: T21625



# OPUS

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## SCHEDULE OF INCLUSIONS UNIT TYPE 4A PENTHOUSE

VANITY TAPSET

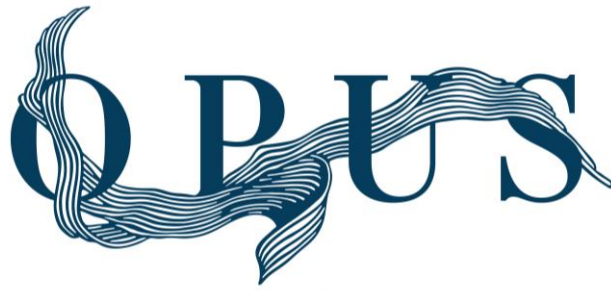
Parisi Quasar mixer or equal



SHOWER MIXER

Parisi Quasar Shower Mixer or equal





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## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

SHOWER ROSE

Parisi L'Hotel Combination shower or equal  
WELS 3 Star, 9L/minute  
Registration Number: S09205



TOILET ROLL HOLDER

Toilet roll holder

HAND TOWEL RAIL

Hand Towel rail

TOWEL RAILS

Towel rail x2

SHOWER SHELF

Shower shelf

SHOWER SCREEN

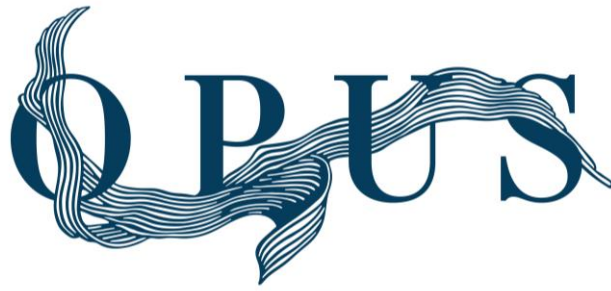
Semi-frameless to Architect's detailed design

MECHANICAL VENTILATION

To NCC requirements

BATH  
*Where shown on plan*

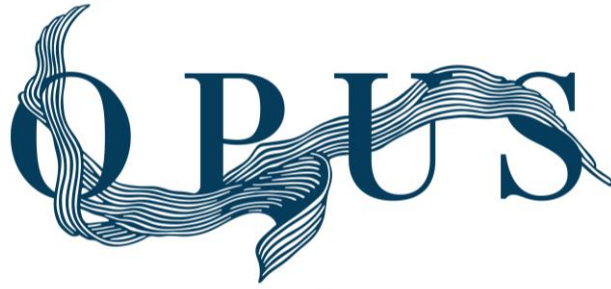
Bath, mixer and spout to Architect's detailed design



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**SCHEDULE OF INCLUSIONS  
UNIT TYPE 4A PENTHOUSE**

<b>Bedrooms 2 &amp; 3</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
<b>(Where shown on plan)</b>	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	3x double GPO
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	TV	Free to Air and Pay TV outlet
	WARDROBE	See <b>Communications and Data Services</b> , below, for further details  Detailed wardrobe fit out to Architect's detailed design including shelves, hanging rails and robe doors
<b>Bathroom</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	1x double GPO
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	WALLS	Ceramic tiles and plasterboard to architects detailed design
	VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
	SHAVING CABINET	Shaving Cabinet with mirrored doors to architects detailed design



BROADBEACH

## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

#### TOILET SUITE

Parisi Linfa wall faced rimless soft close toilet suite or equal

WELS 4 Star, 4.5L/minute Full flush  
3L/minute half flush, Registration Number:  
L04810



#### VANITY BASIN

Parisi HIGI243 squared 400 Inset Basin or equal

WELS 6 Star, 4L/minute  
Registration Number: T21625



# OPUS

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## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

VANITY TAPSET

Parisi Quasar wall mixer or equal



SHOWER MIXER

Parisi Quasar Shower Mixer or equal



SHOWER ROSE

Parisi L'Hotel Combination shower or equal  
WELS 3 Star, 9L/minute  
Registration Number: S09205





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**SCHEDULE OF INCLUSIONS**

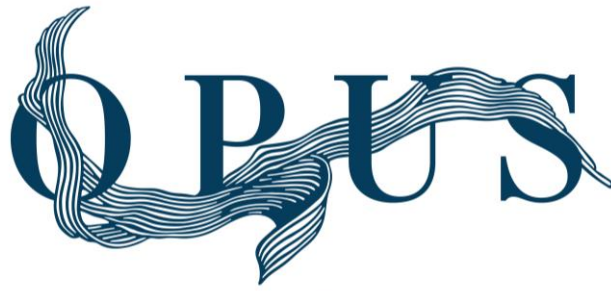
**UNIT TYPE 4A PENTHOUSE**

TOILET ROLL HOLDER	Toilet roll holder
HAND TOWEL RAIL	Towel rail
TOWEL RAILS	Towel rail x2
SHOWER SHELF	Shower shelf
SHOWER SCREEN	Semi-frameless to Architect's detailed design
MECHANICAL VENTILATION	To NCC requirements

**Communications  
and Data  
Services**

<i>ITEM</i>	<i>DESCRIPTION</i>
HIGH SPEED INTERNET	High Speed internet will be provided to the apartment
TELEPHONE	The building will be provided with a telephone backbone suitable for each apartment to have 2x exchange lines.
DIGITAL TV	Pre-wire and connection to Free-to-air TV channels in rooms specified
PAY TV	<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.</p> <p>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>



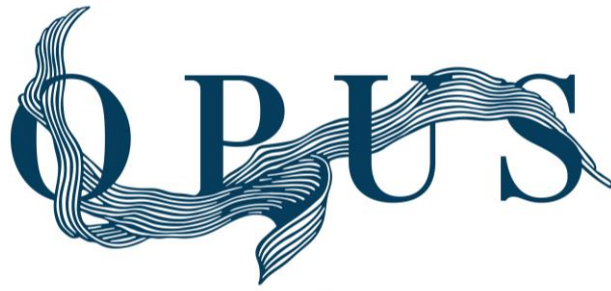


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## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

<b>Pool &amp; BBQ</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to
	POWER	2 x Outdoor D-GPO to Architects detailed design
	WALLS	Reinforced concrete (off-form and painted finish) / glazing / aluminium/ aluminium composite panel / block and render / stone cladding and other finishes to Architect's detailed design
	FLOOR	Tiles and Composite Timber to architects detailed design
	BBQ & BENCH	BBQ to architects detailed design including: <ul style="list-style-type: none"><li>• 1 x Sink,</li><li>• 2 x Built-in electric BBQs,</li></ul>
	FURNITURE	Furniture to architects detailed design

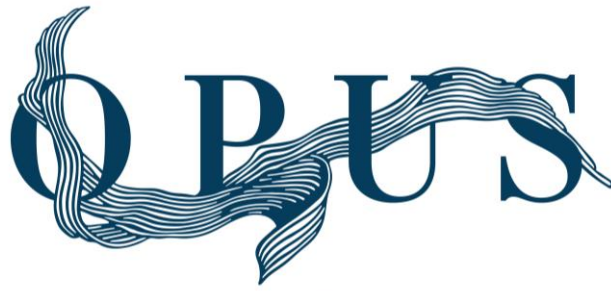


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## SCHEDULE OF INCLUSIONS

### UNIT TYPE 4A PENTHOUSE

<b>Gymnasium (Level 2)</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	LIGHTING	Lighting to NCC requirements and to Architect's detailed design
	POWER	To electrical exercise equipment as required
	WALLS	Internal – plasterboard / paint finish and feature mirrors to Architect's detailed design
	FLOOR	Carpet to Architect's detailed design
	EQUIPMENT	Gymnasium equipment including: <ul style="list-style-type: none"><li>• 1 x Healthstream Treadmill or equal</li><li>• 1 x Healthstream Upright Bike or equal</li><li>• 1 x Concept 2 Rowing machine or equal</li><li>• 1 x Dumbbell set or equal</li><li>• 1 x Bench; and or equal</li><li>• 4 x Yoga / Stretch Mats or equal.</li></ul>



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**SCHEDULE OF INCLUSIONS**  
**UNIT TYPE 4A PENTHOUSE**

<b>Purchasers Selections</b>	<b>ITEM</b>	<b>DESCRIPTION</b>
	COLOUR SCHEME SELECTIONS	There are two colour schemes: <ol style="list-style-type: none"><li>1. <b>Ebony</b>; and</li><li>2. <b>Ivory</b>.</li></ol>
	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 colour boards due to the intrinsic nature of such naturally occurring materials.
	LIGHT, GPO'S, BATHROOM ACCESSORIES	Light fittings, GPO's, intercom system, 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.