



BROADBEACH

A NEW DIMENSION IN LIVING

SCHEDULE OF INCLUSIONS

	<i>ITEM</i>	<i>DESCRIPTION</i>
Common Areas and Building Finishes	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 (BCA) Fire sprinklers to BCA requirements. Detection system to residential apartments comprising smoke alarms in apartments, and sound alert system as required by BCA
Access Control	<i>ITEM</i>	<i>DESCRIPTION</i>
	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	
General	<i>ITEM</i>	<i>DESCRIPTION</i>
	ACOUSTIC	To BCA requirements
THERMAL / ENERGY EFFICIENCY	To BCA requirements	



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EXTERNAL WALLS	Paint or render and paint finish to Architect's detailed design
INTERNAL DOORS	Hollow-core doors within the apartment; or to BCA requirements.
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
TELEPHONE/DATA	The building will be provided with a telephone backbone suitable for each apartment to have 2x exchange lines
CAR PARKING	Refer contract for sale.
APARTMENT AIR CONDITIONING	2 Bedroom Units: Wall-hung split system air conditioning to living room and bedrooms. Condenser located in service area. 3 Bedroom Units: Ducted reverse cycle air conditioning system to living room and bedrooms. Condenser located in service area.

Balcony

<i>ITEM</i>	<i>DESCRIPTION</i>
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 BCA 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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Entry	LIGHTING	Lighting to BCA requirements and Architect's detailed design
	FLOOR	Carpet <i>Refer plan and Purchaser's Selections</i>
	MASTER LIGHT SWITCH	A master light switch at apartment entry.
Living Room	LIGHTING	Lighting to BCA 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 Communications and Data Services , below, for further details
Dining Room	LIGHTING	Lighting to BCA requirements and to Architect's detailed design
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	POWER	1x double GPO
Kitchen	LIGHTING	Lighting to BCA 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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FRIDGE WATER TAP	Fridge Water connection tap
BENCHTOP	<i>Refer Purchaser's Selections</i> 2 Bedroom Unit: A combination of reconstituted stone benchtop and feature laminate to architects detailed design 3 Bedroom Unit: A reconstituted stone benchtop to architects detailed design
SPLASH BACK	Tile splashback <i>Refer Purchaser's Selections</i>
JOINERY DOORS	Soft close 2 pac polyurethane and feature laminate to Architect's detailed design <i>Refer Purchaser's Selections</i>
JOINERY DRAWERS	Soft close 2 pac polyurethane to Architect's detailed design
JOINERY CARCASS	Melamine – water resistant board
JOINERY HANDLES – CUPBOARDS / DRAWERS	Finger pull to Architect's detailed design
TAPWARE	Parisi Elli gooseneck sink mixer; and or equal



SINK	Stainless steel sink 2 Bedroom Units: Single Bowl sink 3 Bedroom Units: Double Bowl sink
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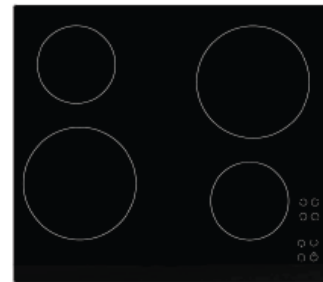
OVEN

Ilve IL0691X oven; and or equal



COOKTOP

Ilve HC604B 4-zone touch control electric cooktop; and or equal



RANGE HOOD

Under cupboard re-circulating rangehood,

DISHWASHER

Ilve IVDFI fully integrated dishwasher; and or equal






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	<i>ITEM</i>	<i>DESCRIPTION</i>
Laundry	LIGHTING	Lighting to BCA 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 
	SINK	Single bowl laundry tub and cabinet
	SPLASHBACK	Tiles
	DRYER	Omega OCD4W 4KG; and or equal
	HOT + COLD WASHING MACHINE COCKS	Provided and connected to washing machine
	MECHANICAL VENTILATION	To BCA requirements
	LAUNDRY DOORS	Joinery doors to Architect's detailed design
	Main Bedroom	LIGHTING
FLOOR		Carpet <i>Refer Purchaser's Selections</i>
POWER		3x double GPO
TV		Free to Air and Pay TV outlet See Communications and Data Services , 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



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adjustable hanging rails

WARDROBE
where shown on plan

Detailed wardrobe fit out to Architect's detailed design including drawers, shelves, adjustable hanging rails and sliding robe doors (mirror and colourback glass)

Ensuite

(where shown on plan)

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and to Architect's detailed design
FLOOR	Tiles <i>Refer Purchaser's Selections</i>
POWER	1x double GPO per vanity basin
WALLS	Full height ceramic tiles
VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
MIRROR	Mirror - <i>Refer Purchaser's Selections</i>
TOILET SUITE	Parisi L' Hotel toilet suite; and or equal 
VANITY BASIN	Parisi Degrade 58 wall mount basin; and or equal 
VANITY TAPSET	Parisi Quasar wall mixer; and or equal



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SHOWER MIXER

Paris Quasar Shower Mixer; and or equal



SHOWER ROSE

Paris Blade shower rail with hand shower;
and or equal



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 BCA requirements

BATH
3 Bedroom units only - where shown on plan

Bath, mixer and spout to Architect's detailed design



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	<i>ITEM</i>	<i>DESCRIPTION</i>
Bedrooms 2 & 3 (where shown on plan)	LIGHTING	Lighting to BCA requirements and to Architect's detailed design
	POWER	2x double GPO
	FLOOR	Carpet <i>Refer Purchaser's Selections</i>
	TV	Free to Air and Pay TV outlet <i>See Communications and Data Services, below, for further details</i>
	WARDROBE	Detailed wardrobe fitout to Architect's detailed design including shelves, hanging rails and robe doors
Bathroom	<i>ITEM</i>	<i>DESCRIPTION</i>
	LIGHTING	Lighting to BCA requirements and to Architect's detailed design
	POWER	1x double GPO
	FLOOR	Tiles <i>Refer Purchaser's Selections</i>
	WALLS	Full height ceramic tiles. <i>Refer Purchaser's Selections</i>
	VANITY CABINET	Laminate with Melamine Carcass to Architect's detailed design - <i>Refer Purchaser's Selections</i>
	MIRROR	Mirror - <i>Refer Purchaser's Selections</i>
	TOILET SUITE	Parisi L' Hotel toilet suite; and or equal





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VANITY BASIN

Parisi Degrade 58 wall mount basin; and or equal



VANITY TAPSET

Parisi Quasar wall mixer; and or equal



SHOWER MIXER

Parisi Quasar Shower Mixer; and or equal



SHOWER ROSE

Parisi Blade shower rail with handshower; and or equal



TOILET ROLL HOLDER

Parisi toilet roll holder; and or equal



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HAND TOWEL RAIL	Towel rail
TOWEL RAILS	Towel rail x2
SHOWER SHELF	Parisi shower shelf
SHOWER SCREEN	Semi-frameless to Architect's detailed design
MECHANICAL VENTILATION	To BCA requirements

Communications and Data Services

<i>ITEM</i>	<i>DESCRIPTION</i>
DIGITAL TV	Pre-wire and connection to Free-to-air TV channels in rooms specified
PAY TV	Installation in building of infrastructure enabling connection to Pay TV services. Pre-wire for Pay TV to each apartment in rooms specified. Future subscription and final connection to Pay TV services by Purchaser. Installation of additional system controls and/or cabling within the apartment may be required to suit Purchaser's or service provider's requirements. Provision of cabling per this inclusions list does not guarantee access to any particular Pay TV service.

Purchasers' Selections

<i>ITEM</i>	<i>DESCRIPTION</i>
COLOUR SELECTIONS	SCHEME There are two colour schemes: A (Light) and B (Dark)
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	Light fittings, GPO's, intercom system, free-to-air TV and Pay TV outlets,



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ACCESSORIES	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.

**Gymnasium
(Level 4)**

<i>ITEM</i>	<i>DESCRIPTION</i>
LIGHTING	Lighting to BCA 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"> • 2 x Healthstream Treadmill; and or equal • 2x Healthstream Upright Bike; and or equal • 2 x Healthstream Elliptical; and or equal • 2 x Concept 2 Rowing machines; and or equal • 1 x Dumbell set; and or equal • 2 x Benches; and or equal • 8 x Yoga / Stretch Mats; and or equal



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- 3 x Yoga Swiss Balls; and or equal