



HIGHGATE

INCLUSIONS

Common Areas and building finishes

ITEM	DESCRIPTION
EXTERNAL 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
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 including floor tiles and carpet
LIFTS	Lifts servicing all floors and basements as shown on plans
LETTER BOXES	1x lockable letterbox per apartment located near building entry
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 fire sprinklers, smoke alarms and or sound alert system as required by BCA
WASTE DISPOSAL	Garbage chute to each level for refuse, terminating on Ground Floor. Supply of bins to garbage rooms, supply of recycling bins and waste management generally to be responsibility of Body Corporate
POOL	Pool located on Level 10 to Architect's detailed design
OUTDOOR ENTERTAINING AREA	Outdoor entertaining area on Level 10 to Architect's detailed design
GYMNASIUM	Gymnasium located on Level 10, to Architect's detailed design including gym equipment, treadmill, cardio machines and free weights. Schedule of equipment listed below.

Access control

ITEM	DESCRIPTION
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 at ground floor lobby
KEYS	Each apartment will be provided with 2x keys for apartment front door
ACOUSTIC	To BCA requirements
THERMAL/ENERGY EFFICIENCY	To BCA requirements
EXTERNAL WALLS	Precast, rendered blockwork paint, feature powder coated aluminium façade treatment to Architect's detailed design
INTERNAL WALLS	Plasterboard and paint finish to Architect's 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
TELEPHONE/DATA	The building will be provided with a telephone backbone suitable for each apartment to have 4x exchange lines Provision of high speed fibre is subject to availability of infrastructure to the site
BASEMENT	Non-waterproof basement including spoon drain to perimeter walls for collection of water ingress to Architect's detailed design and BCA requirements.

General apartment finishes cont.

ITEM	DESCRIPTION
CAR PARKING STRUCTURE	Non-water proof above ground car parking structure with permeable façade for natural light and ventilation to Architect's detailed design and BCA requirements.
CAR PARKING	Allocated on-site car park as per plan
STORAGE	Allocated non-waterproof storage compartment as per plan
APARTMENT AIR CONDITIONING	Ducted reverse cycle air conditioning system to living rooms and all bedrooms

Balcony

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

Entry

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and Architect's detailed design
FLOOR	Tiles or Carpet Refer plan and Purchaser's Selections

Living Room

LIGHTING	Lighting to BCA requirements and to Architect's detailed design
FLOOR	Carpet Refer Purchaser's Selections
POWER	3x double GPOs
TV	Free to Air and cable 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 Refer Purchaser's Selections
POWER	1x double GPO
LINEN / STORE	where shown on plan Linen / store including shelves to Architect's detailed design

Kitchen

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and to Architect's detailed design
FLOOR	Tiles Refer Purchaser's selections
POWER	2x double GPOs; 1x single GPO for refrigerator Power to appliances as required
BENCHTOP	Solid composite stone benchtop and feature laminate where shown on plan Refer Purchaser's Selections
SPLASH BACK	Solid composite stone Refer Purchaser's Selections
JOINERY DOORS and DRAWERS	Soft close doors and drawers satin finish laminate and feature laminate to Architect's detailed design Refer Purchaser's Selections
JOINERY CARCASS	Melamine - water resistant board
JOINERY HANDLES -CUPBOARDS / DRAWERS	Finger pull to Architect's detailed design
TAPWARE	Sterling 'Gourmet' sink mixer
SINK (1 & 2 bedroom apartments)	Sink, undermounted
SINK (3 bedroom apartments)	Double bowl sink, undermounted
OVEN (1 & 2 bedroom apartments)	Ilve IL0691X oven
OVEN (3 bedroom apartments)	Ilve IL0995X 90cm oven
MICROWAVE	Ilve IV600BIM microwave
COOKTOP (1 & 2 bedroom apartments)	Ilve ILC604B 60cm Touch Control Ceramic Cooktop
COOKTOP (3 bedroom apartments)	Ilve ILC90B 90cm Touch Control Ceramic Cooktop
RANGE HOOD (1 & 2 bedroom apartments)	Concealed under cupboard rangehood, exhaust externally

Kitchen cont.

ITEM	DESCRIPTION
RANGE HOOD (3 bedroom apartments)	Concealed 90cm under cupboard rangehood
DISHWASHER	Ilve IVDFI fully integrated dishwasher
WINE REFRIGERATOR (3 bedroom apartments)	ILVE by Vintec IVWCDZ40 wine refrigerator, or equal
LIGHTING	Lighting to BCA requirements and Architect's detailed design
FLOOR	Tiles Refer Purchaser's Selections
POWER	1x double GPO
WALLS	Plaster board/paint finish/skirting tile
LAUNDRY SINK TAPWARE	Laundry mixer
SINK	Single bowl laundry tub
SPLASHBACK	Tiled above sink
DRYER	Haier HDY-M60 dryer
WASHING MACHINE	Haier HWM70-1203D washing machine
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

Laundry

Main Bedroom

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and to Architect's detailed design
FLOOR	Carpet Refer Purchaser's Selections
POWER	3x double GPO
TV	Free to Air and cable outlet See Communications and Data Services, below, for further details
WALK-IN WARDROBE (Where shown on plan)	Detailed wardrobe fitout to Architect's detailed design including shelves and removable hanging rails.
WARDROBE (Where shown on plan)	Detailed wardrobe fitout to Architect's detailed design including shelves, removable hanging rails, mirror sliding doors

Ensuite (where shown on plan)

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and to Architect's detailed design
FLOOR	Tiles Refer Purchaser's Selections
POWER	1x double GPO
WALLS	Ceramic tiles & Plasterboard to architects detailed design. Refer Purchaser's Selections
VANITY CABINET & MIRROR	Laminate with Melamine Carcass and mirror door to Architect's detailed design Refer Purchaser's Selections
TOILET SUITE	Parisi Slim rimless toilet suite; or equal
VANITY BASIN	Parisi Quasar 750mm wall basin, or equal
VANITY TAPSET	Stratt+Parker OXO wall mixer, or equal
SHOWER ROSE	Methven Waipori rail shower; or equal
TOILET ROLL HOLDER	Toilet roll holder
TOWEL RAILS	2x Towel rail
SHOWER SHELF	Shower shelf
SHOWER SCREEN	Semi-frameless to Architect's detailed design
MECHANICAL VENTILATION	To BCA requirements

Bathroom

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and to Architect's detailed design
POWER	1x double GPO
FLOOR	Tiles Refer Purchaser's Selections
WALLS	Ceramic tiles & Plasterboard to architects detailed design. Refer Purchaser's Selections
VANITY CABINET & MIRROR	Laminate with Melamine Carcass and mirror door to Architect's detailed design Refer Purchaser's Selections
TOILET SUITE	Parisi Slim rimless toilet suite, or equal
VANITY BASIN	Parisi Quasar 750mm wall basin, or equal
VANITY TAPSET	Stratt+Parker OXO wall mixer, or equal
SHOWER MIXER	Stratt+Parker OXO shower mixer, or equal
SHOWER ROSE	Methven Waipori rail shower, or equal
TOILET ROLL HOLDER	Toilet roll holder
TOWEL RAILS	2x Towel rail
SHOWER SHELF	Shower shelf
SHOWER SCREEN	Semi-frameless to Architect's detailed design
MECHANICAL VENTILATION	To BCA requirements

Bedrooms 2

ITEM	DESCRIPTION
LIGHTING	Lighting to BCA requirements and to Architect's detailed design (where shown on plan)
POWER	2x double GPO
FLOOR	Carpet Refer Purchaser's Selections
TV	Free to Air and cable outlet See Communications and Data Services, below, for further details
WARDROBE	Detailed wardrobe fitout to Architect's detailed design including shelves, hanging rail and robe doors
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 Foxtel services. Pre-wire for Foxtel to each apartment in rooms specified. Future subscription and final connection to Foxtel 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 Foxtel service.

Communications & Data Services

Gymnasium

ITEM	DESCRIPTION
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"> • 2x commercial grade treadmill • 1x cross trainer or equivalent • 2x upright cycle • 1x rowing machine • 1x dual pulley/freemotion unit or similar

Purchaser's Selections

COLOUR SCHEME SELECTIONS	There are three colour schemes: Scheme 1 'City' Scheme 2 'Beach' Scheme 3 'Alpine'
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 Foxtel 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.





With over 60 years of heritage, the ILVE brand is dedicated to bringing its unique brand of Italian hand craftsmanship to the passionate home and professional cooks of Australia. ILVE was founded in Campodarsego, near Venice, by two Italian friends, Mr Illotti and Mr Berno. Using their manufacturing skills they developed commercial quality cookers for local restaurants as a way of indulging their passion for fine food. Since arriving in Australia in 1984, ILVE has become one of Australia's most sought after suppliers of premium ovens and cook tops. Staying true to ILVE heritage, our Highgate complete built-in appliance package offers everything to those who are passionate about cooking.



PARISI

PARISI has been supplying quality bathware and tapware to Australians for over 25 years. Across Australasia many leading hotels and prestigious residential developments include bathware by PARISI. Our Highgate package includes some of Italy's latest and finest offerings such as the Quasar range. The contemporary slimline Quasar design provides the perfect solution for today's modern and sophisticated living spaces and brings a sense of space to every bathroom. It's synonymous with innovation and is the perfect fit for any stylish bathroom.