

# Schedule of Inclusions.

<b>COMMON AREAS AND BUILDING FINISHES</b>	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 smoke alarms in apartments, and sound alert system as required by BCA
	WASTE DISPOSAL	Ground Floor garbage room to authority requirements.  Supply of bins to garbage rooms, supply of recycling bins and waste management generally to be responsibility of Body Corporate
	GYMNASIUM	Gymnasium located on Ground Floor, to Architect's detailed design including gym equipment, treadmill, cardio machines and free weights
	<b>ACCESS CONTROL</b>	ACCESS CONTROL
VISITOR ACCESS		Voice intercom to apartment at ground floor lobby
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
<b>GENERAL APARTMENT FINISHES</b>		ACOUSTIC
	THERMAL/ENERGY EFFICIENCY	To BCA requirements
	EXTERNAL WALLS	Paint or render and paint finish 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 double-glazed 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 to BCA requirements.
	CAR PARKING	Allocated on-site car park as per plan
	STORAGE	Allocated non-waterproof storage compartment as per plan
	APARTMENT AIR CONDITIONING (2 & 3 bedroom apartments)	Reverse cycle air conditioning split system to living room and master bedroom
	APARTMENT AIR CONDITIONING (1 bedroom apartments)	Reverse cycle air conditioning split system to living room

<b>BALCONY</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 BCA requirements and Architect's detailed design, which may include concrete up-stand with applied paint finish, framed or frameless glass, metalwork balustrade
<b>ENTRY</b>	LIGHTING	Lighting to BCA requirements and Architect's detailed design
	FLOOR	Tiles or carpet Refer plan and Purchaser's Selections
<b>LIVING ROOM</b>	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
<b>DINING ROOM</b>	LIGHTING	Lighting to BCA requirements and to Architect's detailed design
	FLOOR	Carpet Refer Purchaser's Selections
	POWER	1x double GPO
<b>KITCHEN</b>	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	Reconstituted stone benchtop to Architect's detailed design. Refer Purchaser's Selections
	SPLASH BACK	Tiles to Architect's detailed design. Refer Purchaser's Selections
	JOINERY DOORS	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 or handle to Architect's detailed design
	TAPWARE	Stratt+Parker sink mixer with gooseneck spout; and or equal
	SINK	Stainless steel sink
	OVEN	Ilve ILO691X oven
	COOKTOP	Ilve ILC604B 60cm Touch Control Ceramic Cooktop
	RANGE HOOD	ILVE IVUM60 concealed under cupboard rangehood, exhaust externally
DISHWASHER	Ilve IVDFI fully integrated dishwasher	
PENDANT LIGHT	Polk Black & Oak pendant light, or equal	
<b>LAUNDRY</b>	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	Parisi laundry mixer, or equal
	SINK	Single bowl laundry tub
	SPLASHBACK	Tiled above sink
	DRYER	Haier HDY-M40 dryer
	WASHING MACHINE	Haier HWM70-1203D washing machine
MECHANICAL VENTILATION	To BCA requirements	
LAUNDRY DOORS	Joinery doors to Architect's detailed design	

<b>MAIN BEDROOM</b>	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, hanging rail and robe doors
<b>ENSUITE</b> (WHERE SHOWN ON PLAN)	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	Satin finish laminate and feature laminate with Melamine Carcass; to Architect's detailed design Refer Purchaser's Selections
	MIRROR	To Architect's detailed design
	TOILET SUITE	Parisi L' Hotel toilet suite with wall faced cistern
	VANITY BASIN	Parisi Envy bench basin, or equal
	VANITY TAPSET	Stratt+Parker D56 basin mixer, or equal
	SHOWER MIXER	Stratt+Parker D56 shower mixer, or equal
	SHOWER ROSE	Stratt+Parker shower rose and rail, or equal
	TOILET ROLL HOLDER	Toilet roll holder
	TOWEL RING	Towel ring
	TOWEL RAILS	Towel rail x 2
	SHOWER SHELF	Shower shelf
	SHOWER SCREEN	Semi-frameless to Architect's detailed design
	MECHANICAL VENTILATION	To BCA requirements
	<b>BATHROOM</b>	LIGHTING
POWER		1x double GPO
FLOOR		Tiles Refer Purchaser's Selections
WALLS		Ceramic tiles & Plasterboard to architects detailed design. Refer Purchaser's Selections
VANITY CABINET		Satin finish laminate and feature laminate with Melamine Carcass; to Architect's detailed design
MIRROR		Mirror - Refer Purchaser's Selections
TOILET SUITE		Parisi L' Hotel toilet suite with wall faced cistern
VANITY BASIN		Parisi Envy bench basin, or equal
VANITY TAPSET		Stratt+Parker D56 basin mixer, or equal
SHOWER MIXER		Stratt+Parker D56 shower mixer, or equal
SHOWER ROSE		Stratt+Parker shower rose and rail, or equal
TOILET ROLL HOLDER		Toilet roll holder
TOWEL RING		Towel ring
TOWEL RAILS		2x Towel rail
SHOWER SHELF		Shower shelf
SHOWER SCREEN		Semi-frameless to Architect's detailed design
MECHANICAL VENTILATION		To BCA requirements

<b>BEDROOMS 2 &amp; 3</b> (WHERE SHOWN ON PLAN)	LIGHTING	Lighting to BCA requirements and to Architect's detailed design
	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
<b>COMMUNICATIONS AND DATA SERVICES</b>	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.
<b>GYMNASIUM</b>	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	To Architect's detailed design
	EQUIPMENT	Gymnasium equipment including:  2x commercial grade treadmill  1x cross trainer or equivalent  2x upright cycle  1x rowing machine  1x dual pulley / freemotion unit or similar  Assorted benches, freeweights, stretch mats and fitballs
	<b>PURCHASER'S SELECTIONS</b>	COLOUR SCHEME SELECTIONS
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.