

INCLUSIONS LIST

GENERAL

Facade:	Modern design to architect's details incorporating elements of rendered brick work, feature wall cladding, glazed balustrades, textured paint finishes and graphic screening.
Entry Lobbies:	Voice and video access system controlling entry by residents and visitors. Finishes will include modern feature colours, carpet and tiled flooring and lighting to architect's detailed design.
Balconies and Balustrades:	Tiled, refer to purchaser selections. Balustrades and light to architect's detailed design including painted concrete edge beam and framed glazed balustrades or masonry finish as per plan.
Access:	Security intercom with entry foyer door release and lift call to apartments. Visitor access via intercom with voice and video display.
Acoustic:	Between apartments to BCA requirements with a minimum 55STC acoustic separation between. Externally to comply with Australian Standard AS3671-1989 and the ACT Noise Management Guidelines.
Bicycle Store:	Bicycle storage located in basement as shown on plans.
Energy Efficiency Rating:	All apartments will have a minimum Energy Efficiency Rating - EER5 with average of 6.0 stars.
Windows / Sliding Doors:	Aluminium framed powder coated window and door system to architect's detailed design. Glazing and acoustic seals where applicable to external windows and doors to comply with Australian Standard AS3671-1989.
Carparking:	Secure car parking with Access Control System.
Lift:	As shown on plans. Lift servicing basement level, main apartment entry lobby and apartment entry levels. Lift finishes to architect's detailed design.
MATV:	Outlets for Free to Air TV channels and pre-wired for pay TV. Pay TV system may require additional installation work to suit specific service provider's requirements. Purchasers will be required to enter into individual contracts with the relevant service provider of their choice.
Telephone Data and Communications:	Each apartment will be provided with telephone/data access points with Category 5 cabling, enabling NBN access.
Common Area - Internal Corridors:	Carpet floor finish with feature insets, and feature lighting to ceiling. High quality finish to lift core and feature wall colours as per architect's details.
Underside of Balconies:	Finished in textured paint.
Letterboxes:	1 per apartment located at building entry, lockable front key opening.
Fire Services:	To common areas and car parking levels as required by Building Code of Australia (BCA). Detection system to residential apartments and corridors comprising smoke detection and sound alert system to BCA.
Landscaping:	As per detailed plans.
Maintenance:	Full 90 day maintenance period.
Storage:	Storage enclosures - lockable and in varying sizes, 1 per apartment located in basement level.

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APARTMENT ENTRY

Door:	Fire rated solid access door to architect's detailed design.
Access:	Intercom handset providing access control. Location subject to detailed design of apartment layout.
Lighting:	LED downlights throughout, to architect's detailed design.
Floor:	Tiles - refer to purchaser's selections.

LIVING

Power:	Two double GPOs.
TV:	Outlets for Free to Air TV channels and pre-wired for Pay TV. Refer to General MATV.
Lighting:	LED downlights throughout, to architect's detailed design.
Communications:	Communications outlets with provisions for connection to NBN. Refer to General MATV.
Floor:	Carpet - refer to purchaser's selections.

DINING

Power:	One double GPO to architect's detailed design.
Lighting:	LED downlights throughout, to architect's detailed design.
Floor:	Carpet - refer to purchaser's selections.

KITCHEN

Benchtop:	20mm thick stone top as per purchaser's selections.
Joinery Doors:	Finishes as per purchaser's selections.
Joinery Carcass:	Melamine - water resistant board.
Joinery Handles, Cupboards, Drawers:	As per purchaser's selections.
Splashback:	Feature splashback tiles - refer to purchaser's selections.
Tapware:	One Phoenix Ivy Slimline Swivel mixer (all Phoenix tapware comes with 15 year manufacturer warranty).
Oven:	Bosch multi function finish Stainless Steel.
Cooktop:	Bosch halogen Stainless Steel rim.
Rangehood:	All apartments with concealed integrated slide-out rangehood.
Dishwasher:	All apartments with Bosch multifunction Stainless Steel finish 4.5 star, 12 place capacity.
Sink:	1.5 bowl Stainless Steel sink.
Lighting:	LED downlights throughout, to architect's detailed design.
Power:	Two double GPOs. Plus power to appliances as required.
Telephone/Data & Communications:	One telephone/data point.
Floor:	Tiles - refer to purchaser's selections.

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BEDROOM 1

Lighting:	LED downlights throughout, to architect's detailed design.
Power:	Three double GPOs to architect's detailed design.
TV:	Outlets for Free to Air TV channels and pre-wired for Pay TV. Refer to General MATV.
Telephone/Data & Communications:	
Robe:	One telephone/data point. With provisions for NBN. Wardrobe fit-out to architect's detailed design including shelving, hanging rail, framed mirror or opaque glass doors.
Floor:	

ENSUITE

Walls:	Full height high quality 300x600 gloss white rectified ceramic tiles from floor to ceiling.
Tapware (including shower and vanity mixer):	From Phoenix Ivy Slimline mixer range (all Phoenix tapware come with 15 year manufacturer's warranty).
Toilet Roll Holder:	From Phoenix Ivy range of bathroom accessories.
Towel Rail:	Double towel rail from Phoenix Ivy range of bathroom accessories.
Toilet Suite:	Caroma Stylus Dorado white glazed porcelain toilet with soft close lid.
Vanity:	Refer to purchaser's selections.
Shower Screen:	Semi frameless deluxe glass shower screen - subject to architect's detailed design.
Lighting:	Heat/Light combination lighting, to architect's detailed design.
Power:	One double GPOs.
Ventilation:	In accordance with Australian Standards and BCA.
Floor:	Tiles - Refer to purchaser's selections.

BEDROOM 2

Lighting:	LED downlights throughout, to architect's detailed design.
Power:	Two double GPOs.
TV:	Outlets for Free to Air TV channels and pre-wired for Pay TV. Refer to General MATV.
Robe:	Wardrobe fit-out to architect's detailed design including shelving, hanging rail, framed mirror or opaque glass doors.
Floor:	Carpet - refer to purchaser's selections.

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BATHROOM

Walls:	Full height high quality 300x600 gloss white rectified ceramic tiles from floor to ceiling.
Tapware (including shower and vanity mixer):	From Phoenix Ivy Slimline mixer range (all Phoenix tapware come with 15 year manufacturer's warranty).
Toilet Roll Holder:	From Phoenix Ivy range of bathroom accessories.
Towel Rail:	Double towel rail from Phoenix Ivy range of bathroom accessories.
Toilet Suite:	Caroma Stylus Dorado white glazed porcelain toilet with soft close lid.
Vanity:	Refer to purchaser's selections.
Shower Screen:	Semi frameless deluxe glass shower screen - subject to architect's detailed design.
Lighting:	Heat/Light combination lighting, to architect's detailed design.
Power:	One double GPOs.
Ventilation:	In accordance with Australian Standards and BCA.
Floor:	Tiles - Refer to purchaser's selections.

MULTIPURPOSE ROOM

Lighting:	LED downlights throughout, to architect's detailed design.
Power:	One double GPO to architect's detailed design.
Telephone/Data:	One telephone/data point.
Floor:	Carpet - refer to purchaser's selections.
TV:	Outlets for Free to Air TV channels and pre-wired for Pay TV. Refer to General

LAUNDRY

Joinery Doors:	Finishes - refer to purchaser's selections.
Joinery Carcass:	Melamine - water resistant board.
Joinery Handles:	To architect's detailed design.
Splashback:	Tile splashback - refer to purchaser's selection.
Walls:	Plasterboard / paint finish / skirting tile.
Sink:	Single bowl - 45L Clark Flushline.
Dryer:	Fisher & Paykel 3.5kg manual dryer (white).
Laundry Sink & Tapware: Hot / Cold Washing	Single lever mixer tap to architect's detailed design.
Machine Cocks:	Concealed in laundry cabinet to architect's detailed design.
Power:	One double GPO.
Ventilation:	In accordance with Australian Standards and BCA.
Floor:	Tiles - refer to purchaser's selection.

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MECHANICAL SERVICES

Apartment Air Conditioning: Reverse cycle split system.

One Bedroom Apartment: One wall mounted air conditioning unit to Living area.

Two Bedroom Apartment: One wall mounted air conditioning unit to Living room, One wall mounted air conditioning unit to Bedroom 1.

Bathroom, Ensuite, Laundry

Ventilation: Ducted and associated extraction fans provided to Building Code of Australia and Australian Standards.

PURCHASER SELECTIONS

- * Purchasers will be provided the choice from three (3) colour selection schemes.
- * Where the purchaser does not make their colour selection prior to the exchange of contracts for sale, colour selections will be made by the Seller.
- * Purchasers are advised that the finishes proposed for use in the apartments include natural materials such as granite and marble stone. Natural materials may display characteristics which vary from the samples shown on the display boards due to the intrinsic nature of such naturally occurring materials.
- * Light fittings, GPOs, security system, TV / cable 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.
- * The developer reserves the right to substitute any specified inclusions with that of a similar quality.
- * Chain wire storage area for each apartment, located in the basement as shown on the plan.
- * Carparking located in secure basement as detailed on plan.
- * Any utility connections and customer connection fees and/or usage are excluded.
- * All items on this inclusions list are to be read in conjunction with the approved plans only.
- * **Inclusions may vary depending on apartment layout and size.**