

BUILDING FINISHES AND COMMON AREAS	
ENERGY EFFICIENCY RATING	Every apartment will have a minimum 5 star Energy Efficiency Rating. Some apartments will have a higher EER.
ACCESS	Security intercom with remote door access. Samsung fingerprint reader entrance door locks to apartments.
ACOUSTIC RATING	BCA required minimum of 55STC acoustic separation between apartments. Adjacent apartments on same floor to comply with Australian Standard AS3671 - 1989.
EXTERNAL WALLS	Precast reinforced concrete and metal cladding. Glazing as per architect's design detail.
LANDSCAPING	Design by Harris Hobbs Landscapes. Built by award winning landscape gardeners Mayfair Homes.
COMMON AREAS AND CORRIDORS	Floor finish, wall design, lighting and features as per architect's design detail.
LIFTS	Two lifts servicing all floors and basements as shown on approved plans.
LETTERBOX	Each apartment to have a lockable letterbox located near building entry/exit. Boxes will be semi recessed with roof over.
FIRE SERVICES	Common areas and car parking levels as required by the BCA and a fire engineer.
WINDOWS / SLIDING DOORS	Aluminium framed window and sliding doors, with glazing and acoustic seals as per Australian Standard AS3671 - 1989. Compliant with ACT Noise Guidelines.
GYMNASIUM	Equipped with spin bikes, treadmills, rowing machine, weight training station, free weights rack, ambulant toilet and shower.
CAR PARKING	Security controlled access system to car park and commercial grade roller shutter door.
INTERCOM	Restricted intercom access to be provided to basement and lobby areas.
LIGHTING	Energy efficient LED lighting system (Clipsal brand) as per architect's design detail. LED uplighting to external face of balcony.
AIR-CONDITIONING	Balconies will be free of air-conditioning condensing units.
VENTILATION	All apartments will feature in-ceiling Air Change ERV-IC 70 (or equivalent) anti-condensation room ventilator. The Residences have crossflow window ventilation.
FAÇADE	As per architect's design detail.
ROOF CLADDING	Colorbond steel roof sheets, screwed to steel batons, over R1 rated anti-condensation blanket.
WASH DOWN BAY	A hose cock will be provided in the basement next to rain storage water tanks for the convenience of apartment residents.
LOADING BAY	An onsite loading bay will be provided adjacent to the main entrance apartment ramp.
BBQ AREA	External communal BBQ area with natural gas BBQ and table/bench.
INDIVIDUAL APARTMENTS	
GENERAL	
WINDOWS / SLIDING DOORS	Australian made with 7 year warranty, lockable aluminium glazed windows and sliding doors throughout. Fibreglass flyscreens to all opening windows.
PAINT	Dulux washable paint to walls, skirting boards, architraves and doors as per colour selection board. Low VOC paint.
WALLPAPER	As per colour selection board.
DOORS	Hume or Corinthian flat panel internal grade doors.
DOOR HARDWARE	Gainsborough "Contractor series" door hardware, with 2 year tarnish and 7 year mechanism warranty (handle only).
SKIRTING BOARDS	42mm x 12mm MDF skirting boards to all rooms.
FIRE PROTECTION	Smoke detectors (Clipsal brand) as per BCA requirements, with 2 year warranty.
AIR-CONDITIONING*	Split system inverter air-conditioner, indoor unit wall mounted, 1 per living area, bedrooms to have separate head units. Top floor units to have ceiling ducted air-conditioners bedrooms and living areas. Note: all air-conditioner units have 5 year manufacturer warranty. Condensers units to be mounted on roof or basement.
CAR PARK	
CAR PARK	Parking will be allocated as per the apartment information sheet.
BALCONY	
STRUCTURE	Reinforced concrete balcony, step down design, waterproofed and tiled with floor waste and overflow protection.
CEILING LIGHTING	Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.
WALL LIGHT	Mounted against zinc cladding common wall, projecting down.
DIMMER	External balcony LED light control via dimmer. Two way switching for ceiling and wall lighting.
POWER POINT	One weather resistant double power point (Clipsal brand), to service hot water service also.

WATER	One water point by fixed brass hose cock.
GAS HOT WATER	Individual natural gas hot water services, with safety rated water temperature.
NATURAL GAS	One external natural gas point, bayonet style.
ENTRY / HALLWAY	
LIGHTING	Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.
SWITCHES	Slim Line Series light switches (Clipsal brand).
FLOOR	Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.
LIVING ROOM	
LIGHTING	Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2 living area.
SWITCHES	Slim Line Series light switches (Clipsal brand).
TV	Free to air and cable TV outlet, 1 coaxial point and 1 category 5 point.
POWER POINT	Two Slim Line Series double power points (Clipsal brand).
FLOOR	Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.
DINING ROOM	
LIGHTING	Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2 living area.
SWITCHES	Slim Line Series light switches (Clipsal brand).
POWER POINT	One Slim Line Series double power point (Clipsal brand).
FLOOR	Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.
KITCHEN	
BENCH TOP	40mm (edge look) Quantum Quartz stone bench top as per colour selection board, with waterfall edge.
JOINERY	Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under oven and 3 pull out drawers on oven side - to suit available space.
WASTE BIN / POT DRAW	Double slide out waste bin and slide out pot draw, both soft close.
CUTLERY TRAY	Blum custom insert to fit drawer.
WINE RACK*	Custom fitted wine rack.
FLOOR	Porcelain tiles as per colour selection board.
SPLASHBACK	Herringbone ceramic tile splashback as per colour selection board.
TAP WARE	Smeg ST110C LED heat sensing spout, with 5 year manufacturer cartridge warranty.
SINK	Neko Locus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.
OVEN	Smeg SAC 106S "Linear Series", 8 function, 60 litre oven, 2 year manufacturer warranty.
COOKTOP	Smeg P1752XA "Linear Series", 70cm gas cooktop, wok function, cast iron trivets, 2 year manufacturer warranty.
RANGEHOOD	Smeg PUM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.
DISHWASHER	Smeg DWA214S 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.
LIGHTING	Two to three pendant lights as per interior designer specification or permissible space. 1 down light per 4m2 Kitchen area.
SWITCHES	Slim Line Series light switches (Clipsal brand).
POWER POINT	One Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand) to front bench with centre USB charger. LED strip lighting to under front and rear cabinets, and under overheads.
PANTRY	
FLOOR	Porcelain tiles as per colour selection board.
JOINERY / TOP	Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.
SPLASH BACK	Herringbone ceramic tile splashback as per colour selection board.
LIGHTING	Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.
SWITCHES	Slim Line Series light switches (Clipsal brand).
POWER POINT	One Slim Line Series double power point (Clipsal brand).
FRIDGE*	Under bench fridge to suit opening where possible.
LAUNDRY	
FLOOR	Porcelain tiles as per colour selection board.
LAUNDRY SINK	Drop in stainless steel sink to suit joinery cabinet.
JOINERY / STONE TOP	20mm Quantum Quartz stone bench top, over custom joinery cabinet with door and shelf - to suit available space.

LAUNDRY MIXER	Laundry swivel sink mixer with gooseneck in chrome.
WASHING MACHINE TAPS	Gallery "Enhance" washing machine taps in chrome.
WASHER / DRYER COMBO	Smeg SAWD612 washer/dryer combo, 6kg washer/3kg dryer, 2 year manufacturer warranty with 1 Classic 2000 Series double power point (Clipsal brand) behind.
DRAINAGE	Floor waste drain located under washer/dryer.
TILES / SPLASHBACK	As per colour selection board, skirting tiles to wall.
LIGHTING	One LED light fitting (Clipsal brand).
SWITCHES	Slim Line Series light switches (Clipsal brand).
WET SEAL	Technician applied wet seal to perimeter.
VENTILATION	Louvred laundry entrance door, ducted ceiling mounted exhaust fan - in accordance with Australian Standards and the BCA.
BATHROOM	
VANITY	Prodigg "Deka" 70cm wall hung vanity in dark brown, with Blum mechanism.
TALL BOY*	Prodigg "Deka" 170cm tall wall hung tall boy in dark brown, with Blum mechanism.
VANITY SINK MIXER	Hansgrohe "Focus E2" sink mixer in chrome, 15 year manufacturer warranty.
FLOOR WASTE	Single floor waste with secret tile in square profile.
SHOWER HEAD	Ceiling flush mounted 250mm square shower head, with Hansgrohe "Croma 100" hand shower on fixed holder with diverter
SHOWER MIXER	Hansgrohe "Focus E2" shower mixer in chrome with diverter, 15 year manufacturer warranty.
SHOWER BASE	Where possible stepped down shower base, as per plan with linear secret tile floor waste. Wet seal by accredited technician.
SHOWER SHELF	Recessed 75mm shelf, size to complement shower cubicle, wet sealed by accredited technician and tiled.
TOWEL RAIL	Heated towel rail, to suit space available.
TOILET	Vitra "S20" dual flush ceramic toilet suite with soft close seat in white with concealed cistern, 5 year manufacturer warranty.
TOILET ROLL HOLDER	Roger Seller "Project" double toilet roll holder in chrome, 5 year manufacturer warranty.
SHOWER SCREEN	Semi frameless shower screen, with clear safety glass door with chrome knob (2000mm high).
MIRRORS AND SHAVING CABINET	Prodigg recessed shaving cabinet, mirrored opening doors. One LED light above shaving cabinet, recessed in ceiling.
LIGHTING / VENTILATION	Classic with 4 infra-red heat lamps/1 light with fan, hardwired.
POWER POINT	Two Slim Line Series double power points (Clipsal brand).
TILES - FLOOR	As per colour selection board.
TILES - WALL	Floor to ceiling tiles (600mm x 300mm) as per colour scheme selection, with feature wall.
WALLS	10mm wet area approved blue board, fixed to walls.
WET SEAL	Technician applied wet seal to perimeter and vertical corners. Shower walls and floor include complete coverage.
BEDROOMS	
LIGHTING	Energy efficient LED lighting system with dimmer control (Clipsal brand) as per architect's design detail. Main bedroom: 2 pendant lights either side of bed, per interior designer specification or permissible space. One down light per 6m ² living area.
SWITCHES	Slim Line Series light switches (Clipsal brand).
TV	Free to air and cable TV outlet, 1 coaxial point and 1 category 5 point.
POWER POINT	Three Slim Line Series double power points (Clipsal brand), with 2 bedside locations featuring centre USB point.
FLOOR	Quality pile carpet as per colour selection boards.
WARDROBES	Mirrored robes 2340mm high, frameless, hanging rail with shelves.
WALLPAPER / PAINT	Main bedroom with feature wall wallpaper, 2nd bedroom with feature wall paint - both as per colour selection boards.
STUDY*	
JOINERY	33mm tightform benchtop in white laminate, cable hole with plastic sleeve/cover, overheads with bi-fold doors, recessed LED strip lighting.
WALLPAPER	As per colour selection board.
LIGHTING	Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.
SWITCHES	Slim Line Series light switches (Clipsal brand).
POWER POINT / DATA	Where possible power and data will be located under benchtop. Two Classic 2000 Series double power points (Clipsal brand) and 1 data point.
TELEPHONE	One outlet to study nook where possible, kitchen otherwise.
TV, COMMUNICATION, AND DATA SERVICE	
TV	One free to air and 1 cable TV outlet to living area.
	One free to air and 1 cable TV outlet to all bedrooms.
BROADBAND	Within each apartment Cat 5 e cabling to enable broadband access (subject to owner subscribing to internet service provider).

OTHER

In the event of a discrepancy, the plans shall take precedence over the inclusion list. A similar product will replace the specified 'item' if unavailable. The seller will retain the right to replace any item without notice to the owners for a similar item. Item/s will only be installed if they correspond to the plans used in the contract of sale.

Purchaser will be given 2 colour schemes to choose from. If the purchaser fails to make a colour scheme selection before exchange of contracts, the seller will make the selection. Natural materials may display characteristics which vary from samples shown on display boards due to the intrinsic nature of naturally occurring materials. Locations of power points, light switches, control panels, tv/data outlets is at the discretion of the architect. The seller may substitute any specified inclusions with that of a similar quality. The seller will nominate the car park spaces and storage cages appointed to each apartment.