

| BUILDING FINISHES AND COMMON AREAS |   |
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| 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.<br>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.  |
| GAS HOT WATER                      | Natural gas hot water, continuous flow.   |
| INDIVIDUAL APARTMENTS              |   |
| <b>GENERAL</b>                     |   |
| 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                   | Ducted reverse cycle air-conditioning to living areas and bedrooms/study.<br>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.   |

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| 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.  |
| NATURAL GAS            | One external natural gas point, bayonet style.   |
| <b>ENTRY / HALLWAY</b> |  |
| 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.  |
| <b>LIVING ROOM</b>     |  |
| 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.  |
| <b>DINING ROOM</b>     |  |
| 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.  |
| <b>KITCHEN</b>         |  |
| 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.  |
| <b>PANTRY</b>          |  |
| 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                     |   |
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| 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.<br>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 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                 | 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.   |

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| <b>TV, COMMUNICATION, AND DATA SERVICE</b> | The building will be connected to the National Broadband Network and made Pay TV ready.                                       |
| 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). |

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| <b>OTHER</b>   |
| 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. |
| * Inclusion only applies if identified on the floor plan for the apartment.  |