

INCLUSIONS LIST

COMMON AREAS & BUILDING FINISHES

ENERGY EFFICIENCY RATING	All apartments will have a minimum Energy Efficiency Rating - EER 5.
ACCESS	Security intercom with entry foyer door release and lift call.
ACOUSTIC	Between apartments to BCA requirements with a minimum 55STC acoustic separation, between adjacent apartments on the same floor and external (to comply with Australian Standard AS3671 - 1989 and the ACT Noise).
EXTERNAL WALLS	Reinforced concrete/glazing/block and render to architect's detailed design.
FLOORS	Reinforced concrete suspended slab.
LANDSCAPING	To landscape architect's detailed design.
CORRIDORS & COMMON INTERNAL AREAS	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.
LETTERBOXES	One letterbox per apartment located near building entry.
FIRE SERVICES	Common areas and car parking levels as required by Building Code of Australia (BCA).
WINDOWS/SLIDING DOORS	Aluminium framed window and sliding door sections with acoustic seals to achieve, acoustic requirements detailed above and glazing and acoustic seals to external windows and doors to comply with Australian Standard AS3671 - 1989 and the ACT Noise Management Guidelines.
CARPARKING	Carparking with access control system.
INTERCOM	Secure intercom access to be provided to basement and lobby areas.
LIGHTING	Ceiling mounted light fittings to architect's detailed design.
FACADE	To architects detailed design.

INDIVIDUAL APARTMENTS

GENERAL

WINDOWS	Lockable aluminium glazed windows and sliding doors throughout.
FLYSCREENS	Fibreglass flyscreens to all opening windows and doors.
BALCONY	Ceramic tiles as per colour selections.
ENTRY POWER (IF APPLICABLE)	1 x feature light.

LIVING ROOM

LIGHTING	Ceiling mounted light fitting to architect's detailed design.
FLOOR	As per internal colour selections.
TV	Free-to-air and cable TV outlet ready for future pay TV service (additional work required by selected service provider to enable system).
POWER	2 x double power-points, 1 x coaxial point, 1 x category 5 point, 1 x feature light.

DINING ROOM

LIGHTING	Ceiling mounted light fitting to architect's detailed design.
FLOOR	As per internal colour selections.
POWER	1 x double powerpoint.

KITCHEN	
BENCHTOP	Stone bench tops as per colour selections.
JOINERY	Melamine finish to cupboards and drawers
FLOOR	As per internal colour selections.
SPLASH BACK	Ceramic wall tile as per colour selections.
TAPWARE	GROHE eurosmart cosmopolitan kitchen mixer.
OVEN	Blanco 60cm 5 function electric oven BOSE65XP.
COOKTOP	Blanco 60cm Knob control BCCK60N.
RANGEHOOD	Blanco recirculating rangehood BRSR60X.
DISHWASHER	Blanco 60cm 8 program dishwasher BFD645X.
SINK	Mercer Hume bowl & fan drainer.
LIGHTING	Ceiling mounted light fitting to architect's detailed design.
POWER	1 x double powerpoint to bench top, powerpoints to all appliances.
LAUNDRY	
FLOOR TILING	Ceramic tiles as per colour selections.
WALLS	Skirting tile as per colour selections.
SINK/UNIT	Stainless steel laundry tub.
DRYER	5kg electric clothes dryer
TAPS	Grohe Euroeco mixer
HOT + COLD MACHINE COCKS	Washing machine cocks, provision for connection to washing machine.
LIGHTING	Ceiling mounted light fitting to architect's detailed design.
POWER	1 x double powerpoint.
VENTILATION	In accordance with Australian Standards and BCA.
BATHROOM	
FLOOR	Ceramic tiles as per colour selections.
WALLS	Floor to ceiling wall tiling to three walls as per colour selections.
TAPWARE	Grohe Bau Flow basin mixer.
SHOWER	Grohe Tempesta Contemporary IV shower set on 600mm rail.
SHOWER MIXER	Grohe Bau Flow shower mixer.
TOILET ROLL HOLDER	Argent Focus toilet roll holder.
TOWEL RING	Argent Focus towell ring.
TOWEL RAIL	Argent Focus double towell rail.
W.C.	Villeroy & Boch O. Novo toilet suite.
VANITY BASIN	Argent Evo wall basin.
SHOWER SCREEN	Semi frameless with clear glass.
BATH (where applicable)	Neko Evolve Freestanding White Bath 17800x800x560 NBATH400310
BATH OUTLET (where applicable)	Millenium spout.
BATH MIXER (where applicable)	Grohe Bau Flow round bath mixer.
SHAVING CABINET	Wall mounted above basin with clear polished edged mirror. Melamine carcass with shelving behind mirrored doors.
LIGHTING	Ceiling mounted light fitting to architect's detailed design.
POWER	1 x double powerpoint, 1 x light.
VENTILATION	In accordance with Australian Standards and BCA.

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ENSUITE (WHERE APPLICABLE)	
FLOOR	Ceramic tiles as per colour selections.
WALLS	Floor to ceiling wall tiling to three walls as per colour selections.
TAPWARE	Grohe Bau Flow basin mixer.
SHOWER	Grohe Tempesta Contemporary IV shower set on 600mm rail.
SHOWER MIXER	Grohe Bau Flow shower mixer.
TOILET ROLL HOLDER	Argent Focus toilet roll holder.
TOWEL RING	Argent Focus towel ring.
TOWEL RAIL	Argent double towel rail.
W.C.	Villeroy & Bosch O. Novo toilet suite.
VANITY BASIN	Argent Evo wall basin.
SHOWER SCREEN	Semi frameless with clear glass.
SHAVING CABINET	Wall mounted above basin with clear polished edged mirror. Melamine carcass with shelving behind mirrored doors.
LIGHTING	Ceiling mounted light fitting to architect's detailed design.
POWER	1 x double powerpoint.
VENTILATION	In accordance with Australian Standards and BCA.
BEDROOMS	
LIGHTING	Ceiling mounted light fitting to architect's detailed design.
POWER	1 x double powerpoint
WARDROBE	Mirrored sliding doors
FLOOR	As per internal colour selections.
STUDY/ STUDY NOOK (WHERE APPLICABLE)	
LIGHTING	Ceiling mounted light fitting to architect's detailed design.
POWER	1 x double powerpoint.
FLOOR	As per internal colour selections.
DATA	1x Data point.
TELEPHONE	Telephone outlet
TV, COMMUNICATION & DATA SERVICES	
GENERAL	The building will have either Transact, Telstra or NBN communications infrastructure subject to future detailed design.
TV	1 x free to air & 1 x cable TV outlet to living area. 2 & 3 bed apartments to have additional free to air and cable outlet to main bedroom.
BROADBAND	Within each apartment cat 5e cabling to enable broadband access subject to apartment owners subscribing to an ISP.
TELEPHONE	Telephone outlets will be provided as follows: 1 to kitchen. 1 to living room.

MECHANICAL	
ITEM	DESCRIPTION
Air-conditioning	Reverse cycle split system. 1 bedroom apartment - 1 x wall unit to living room. Sized to unit area. 2 & 3 bedroom apartment - 1 x wall unit to living room & 1 x wall unit to main bedroom. Both sized to unit area.
Hot water system	Centralised gas system - separately metered to each unit.
FOR CONSIDERATION	"In the event of a discrepancy, the plans shall take precedence over the inclusion list. A similar product to no lesser value will replace the specified item if that "item" is unavailable. The seller will retain the right to replace any item without notice to the owners. Item(s) will only be installed if they correspond to the plans used in the contract of sale."
PURCHASER SELECTIONS	"Purchasers will be given the choice from three (3) colour selection schemes. If the purchaser does not make their colour selection prior to the exchange of contracts for sale, colours selections will be made by the seller. Purchasers are advised that the finishes proposed for use in the apartments include natural materials such as stone. 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 fittings, powerpoints, security system, TV/cable outlets, telecommunication outlets and bathroom accessories are subject to detailed architectural design. Variations in location and quantities of these items may occur following detailed architectural design. The seller may substitute any specified inclusions with that of a similar quality. Car parking spaces - refer basement plans for number and location."