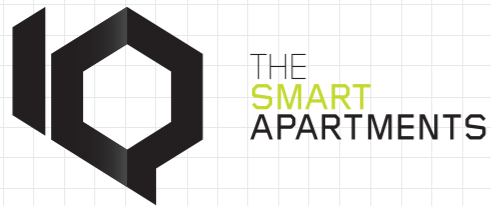




SCHEDULE OF INCLUSIONS

COMMON AREAS	LIFTS	2 x lifts/service core, servicing the basement car parking, ground floor foyer and apartment levels Lift finishes to architect's design
	LOBBIES	Ground floor lobbies with carpet and tile finish Higher lobbies carpeted
	STORAGE	Basement storage units provided to all apartments
ENTRY (UNIT)	FLOOR FINISH	Carpet as per selection board Lighting to architects detailed design
	FLOOR FINISH	Carpet as per selection board Lighting to architects detailed design 1 x double GPO to living room 1 x MATV to living room only 1 x Pay TV outlet to living room only Data connection outlet to living room only
LIVING	FLOOR FINISH	Carpet as per selection board Lighting to architects detailed design 2 x double GPO to dining room
	FLOOR FINISH	Carpet as per selection board Lighting to architects detailed design 2 x double GPO to dining room
DINING	BENCH TOP	Stone bench top as per selection board
	SPLASH BACK	Tile as per selection board
KITCHEN	JOINERY DOORS	As per selection board
	JOINERY CARCASS	White melamine water resistant board
	JOINERY HARDWARE	As per selection board
	LIGHT FITTING	Lighting to architects detailed design
	DATA OUTLET	1 x telephone outlet
	AUDIO VISUAL INTERCOM	Audio security handset
	POWER POINTS	2 x double GPO Power to appliances where applicable (e.g. fridge, dishwasher, range hood)
	FLOOR	Tiles as per selection board
	SINK	1.5 bowl stainless steel sink
	TAPWARE	Saracom sink Mixer 4 Star
KITCHEN APPLIANCES & FITTINGS	OVEN	Smeg SC106N-8 60cm linear design - black
	COOK TOP	Smeg SA611XC 60cm touch control ceran cook top flat edged
	RANGEHOOD	Smeg SAH460SS 60cm recirculating slideout rangehood
	DISHWASHER	Smeg DWA49s
	MICROWAVE OVEN	Smeg SA37X with stainless steel trim kit



TO MAKE AN APPOINTMENT
CALL 1800 041 472
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BED 1	FLOOR FINISH	Carpet as per selection board
		Lighting to architects detailed design 3 x double GPO 1 x MATV outlet 1 x Pay TV outlet 1 x data/communications outlet Built-in wardrobe/walk-in robes – fitout to architects detailed design including melamine shelving, hanging rail Framed mirror or opaque glass door (wardrobes only)
ENSUITE	FLOOR FINISH	Tiles as per selection board
		Lighting to architects detailed design 1 x double GPO point Mechanical ventilation to Australian Standards Semi frameless shower screen Toilet suite – Stylus 'Banksia wall faced suite 1 x mirror – polished edge
	VANITY	Basin/counter top – Meco 'Banc' Joinery – white melamine water resistant board – external finish as per selection board
	TAPWARE	Shower – Caroma Shower with Saracom mixer Vanity – Caroma – Saracom basin mixer
	ACCESSORIES	Soap dish – Caroma Cosmo Towel rails – Caroma 600mm double rail Toilet roll holder – Caroma Cosmo
BED 2 & 3 (WHERE APPLICABLE)	FLOOR FINISH	Carpet as per selection board
		Lighting to architects detailed design 1 x double GPO Built in robe with sliding doors (where indicated on plan) 1 x data/communications outlet
STUDY (WHERE APPLICABLE)	FLOOR FINISH	Carpet as per selection board
		Lighting to architects detailed design Storage cupboard (where shown on plan) 1 x double GPO 1 x data/communications outlet
BATHROOM	FLOOR FINISH	Tiles as per selection board
		Lighting to architects detailed design 1 x double GPO point Mechanical ventilation to Australian Standards Semi frameless shower screen Toilet suite – Stylus 'Banksia wall faced suite 1 x mirror – polished edge
	VANITY	Basin/counter top – Meco 'Banc' Joinery – White melamine water resistant board – external finish as per selection board
	TAPWARE	Shower – Caroma Shower with Saracom mixer Vanity – Caroma – Saracom basin mixer
	ACCESSORIES	Soap dish – Caroma Cosmo Towel rails – Caroma 600mm double rail Toilet roll holder – Caroma Cosmo Robe hook – Caroma Cosmo

LAUNDRY	FLOOR FINISH	Tiles as per selection board
		Lighting to architects detailed design 1 x double GPO Power points provided for washing machine and dryer
	FITTINGS	Laundry tub and cabinet Fisher & Paykel – 4.5kg wall mounted dryer or similar Washing machine stopcock Tapware – Stylus 'Venecia' Mechanical ventilation to Australian Standards
BALCONY	FLOOR FINISH	Ceramic tile
		Lighting to architects detailed design Textured paint finish to soffits
GENERAL		Ducted reverse cycle air-conditioning system with a register to bedroom 1 and to dining/living Centralised gas hot water supply
	ACOUSTIC	Acoustic separation will be provided in accordance with the Building Code of Australia, Australian Standard AS3671 – 1989 and the ACT Noise Management Guidelines
	ENERGY EFFICIENCY (ACTHERS)	All apartments will have a minimum Energy Efficiency Rating of 5
	FIRE SERVICES	Basements, common areas and apartments fitted with fire protection system as required by the BCA
	FLYSCREENS	To all external opening windows and sliding doors
	CAR PARKING	Access controlled basement car parking including security intercom between car park entry and unit releasing car park entry door and lift. Each apartment will be provided 1 x access control card per car park
	TV	MATV Free to air TV channels and pre-wired for pay TV to each apartment. Pay TV system may require additional installation work to suit specific service provider's requirements. Each apartment occupant to engage service provider to install system
SMART INCLUSIONS	FIBRE	Fibre to the premises
	ENERGY MONITORING SYSTEM	State-of-the-art integrated Energy Monitoring System that includes wall mounted LED display access controls for apartment
	LOCKS	Electronically activated proximity access control system with key backup
PLEASE NOTE	Purchasers will be given the choice of three (3) colour selection schemes. If the purchaser does not make their colour selection prior to the exchange of contracts for sale, colour selections will be made by the seller. The seller reserves the right to substitute any specified inclusions with that of a similar quality.	