

Specifications

Exterior	
External Walls	Combination of painted concrete, rendered concrete, cladding and powder coated aluminium to architects specifications
Floors / Concrete Slabs	Concrete to engineering and acoustic specification. Non-slip tiles to walkways and covered areas
Lobbies & Lift	Quality ceiling, wall and floor finishes as per interior designers specifications. Stainless Steel lift doors with feature surrounds to interior designers specification, high quality interior floor coverings, walls and hand rails
Driveway & Car Park	Bitumen or sealed concrete
Roofing	Generally combination of Colorbond & Maxline Metal Sheeting or similar to top floors and common areas
Balconies and Courtyards	Slip resistant ceramic floor tiles, tap to each balcony, GPO to each balcony
External Balustrade	Combination of solid and glass balustrades
External Windows and Sliding Doors	Powder coated lockable aluminium frames. Apartment windows are a combination of sliding and awning style windows
Flyscreens	Included to operable apartment windows and sliding doors
Letterboxes	Built in lockable powder coated or similar lock-up letterboxes
Privacy screens	Type, location and inclusion of privacy screens varies between apartments as per Contract Plans. Standard formats are as follows: <ul style="list-style-type: none"> - Fixed aluminium screens - Aluminium framed, opaque glass privacy screens between apartments as per statutory requirements (refer contract plans)
Landscaping	Landscaped and reticulated planters to selected balconies as per architectural floor plans

Security	
Remote Driveway Gates	Auto- remote controlled gates to both vehicle entries. 2 remote controls per apartment included
Security Access - Ground Floor lift lobbies	Keyless electronic entry to the Ground Floor Lobby. Controls lift access to your individual floor. This system is integrated with the carpark gate remote control
Security Lighting	Included
Store Room	1 fully secure store room provided for each apartment
Bicycle Storage	Secure bicycle storage facilities provided

Electrical & Communications	
Fire Alarm	Included
Smoke Detectors	Included
Light Fittings	LED downlights or surface mounted fittings as required
Exhaust Fans	Provided to ensuite, bathroom and laundry - ducted to external air
GPO / Switch Plates	Generous provision throughout
TV Point	Provided to living and master bedroom
Telephone and Data Point	Provided to living area
Intercom System	Audio Intercom system for controlling access to the Ground Floor Entrance Lobby
Hot Water System	Central gas storage hot water system
NBN	Connected to NBN fibre network in accordance with the prevailing government policy at the time of implementation

Interiors	
Party Walls	Solid walls with painted finish and/or painted plasterboard linings
Internal Walls	A combination of solid wall with painted finish and lightweight walls with painted plasterboard linings
Ceiling	2.7m high living areas and bedrooms with a painted finish and bulkheads in required locations
Entry Doors	Self closing doors with painted finish
Internal Doors	Hollow core doors with painted finish
Build in Robes	Mirrored sliding doors to built in robes complete with shelf and hanging rail
Door furniture	Designer handles to interior designer specifications

Kitchen, Bathroom & Laundry

Kitchen Cabinetwork	Contemporary laminate finish as per colour schemes. Soft close drawers provided. Overhead cupboards as per kitchen interior design
Kitchen Benchtops	Selected reconstituted stone bench top
Kitchen Splashback	Selected reconstituted stone splashback
Kitchen Sink	Undermount 1 & 1/3 S/S kitchen sink
Microwave Recess	Provided with power point
Fridge Recess	Provided with power point
Vanity Cupboard	Contemporary laminate finish as per colour schemes
Vanity Benchtop	Selected reconstituted stone bench top
Bathroom / Ensuite Shower	Semi-frameless clear glazed shower screen
Bathroom - General Wall Tiles	Full height 300x600 ceramic wall tiles
Bathroom - Feature Wall Tiles	Full height 300x600 ceramic wall tiles
Vanity Mirror	Mirrored wall cabinet provided
Laundry Benchtop	Selected reconstituted stone bench top
Laundry Splashback	Quality tile
Washing Machine Recess	Provided with powerpoint. Concealed washing machine taps provided

Penthouse Apartments

Cooktop	Miele - 600 wide 4 zone induction cooktop
Range Hood	Miele - 600 slimline slide-out rangehood - circulating
Oven	Miele - 2x 600 wide electric oven with clock
Dishwasher	Miele - 600 wide fully integrated dishwasher
Benchtops with waterfall sides	Selected reconstituted stone bench top
Kitchen Splashback	Selected reconstituted stone splashback
Pendant lighting	Selected designer pendant lights over island bench
Counter faces	Mirror finish sheeting
Hard Wood Flooring to general areas (Option)	190mm wide Engineered Oak flooring
Tiled Flooring to general areas (Option)	Granite 600x600 tiles
Bathroom - General Floor Tiles	Granite 600x300 tiles
Bathroom - General Wall Tiles	Granite 600x300 tiles

Sanitary Fixtures & Tapware

Kitchen Tap	Selected mixer from designer range
Basin Tap Sets	Selected mixer from designer range
Basins	Undermount basins to ensuite and bathroom
W/C	Designer toilet suite
Shower Head	Selected from designer range
Shower Mixer	Selected mixer from designer range
Laundry Trough Taps	Selected from designer range
Laundry Trough	35L stainless steel trough & cabinet
Bathroom Accessories	Selected from designer range
Bathroom Towel Rail	Selected from designer range
Bathroom Toilet Paper Holder	Selected from designer range

Appliances For Standard Range

Cooktop	Miele - 600 wide 4 zone electric cooktop
Range Hood	Miele - 530 wide built in undermount rangehood circulating
Oven	Miele - 600 wide electric oven with clock
Dishwasher	Miele - 600 wide fully integrated dishwasher

Finish To Completion Inclusions

Air Conditioning	Reverse Cycle Ducted System with 2 zones (1 to living & 1 to Bedrooms)
Insulation	Anticon insulation
Hard Wood Flooring to general areas (Option)	190mm wide Engineered Oak flooring
Tiled Flooring to general areas (Option)	Quality 600x600 tiles
Carpets	Quality carpets to bedrooms
Fencing	Boundary and internal as per plans
Landscaping	Landscaped and water wise reticulated gardens as indicated on landscape plan drawings
Clothesline	1 free standing clothesline provided per apartment
Painting	Full paint finish including 2 coats to internal walls in neutral colour - ceilings in ceiling white
External Tiling	Slip resistant external floor tiles to entry & balconies
Solar	Photovoltaics panels to the roof to assist in common use electricity supply

