

Appliances

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| Cook top: | SMEG 60cm induction cooktop. |
| Oven: | SMEG 60cm multi-function oven. |
| Rangehood: | SMEG 60cm recirculating slide out range hood. |
| Dishwasher: | SMEG 60cm freestanding dishwasher. |
| Dryer: | FISHER & PAYKEL 4kg dryer. |

Kitchen Cabinetry

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| Cabinets: | Fully lined silk or natural finish laminex doors with 1mm edge to all cabinets and overhead cupboards. |
| Doors & Drawers: | Soft close. |
| Kickboard: | Brushed silver melamine or equivalent to resemble stainless steel kick. |
| Bench tops: | 20mm reconstituted stone. |
| Handles: | Cabinet handles from builder's selection. |

Kitchen

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| Microwave: | Provision only, incorporated into kitchen joinery cupboards. |
| Sink: | Clark Radiant 1100mm 1 & ¾ bowl or 1 bowl top mount flushline sink (to suit layout). |
| Tap: | DORF Viridian sink mixer. |
| Drawers: | Bank of drawers with cutlery insert to top drawer. |

Bathroom & Ensuite

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| Shower screen: | 1800mm high with clear safety glass, polished aluminium frames & pivot door (where possible). |
| Mirror: | Fixed polished edge mirrors (sizing is generally vanity width). |
| Toilet: | STYLUS Dorado back to wall suite with soft close seat. |
| Shower: | CAROMA Tasman II hand shower on rail with soap dish. |
| Taps: | DORF Viridian basin mixer. |
| Vanity: | Modern wall hung single bowl vanity 750mm wide. |
| Accessories: | CAROMA Cosmo series towel rail & toilet roll holder. |

Laundry

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| Sink: | Everhard 30 litre laundry tub in cabinet. |
| Taps: | STYLUS Verdi sink mixer plus washing machine tap connections. |

Basement

Security access via remote/card.
Car parking as per plan.
Private, lockable storage cages as per plan.

Waste Disposal

Facilities in basement.

Storage (refer to plans)

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| Master bed robe: | Built in robe with mirrored door (refer to plans). |
| Bedroom robes: | Top shelf, shelving unit & chrome hanging rail with either swinging or sliding doors (refer to plans). |
| Linen: | Shelving units and/or open space for broom. |

Construction

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| Maintenance: | 90 day maintenance period. |
| Insurance: | All risk/public liability/construction insurance. |
| Frame: | Stabilised timber wall frame & roof trusses or steel stud and track frame. |
| Common walls: | STC acoustic rating separation. |
| Services: | Service connection of electricity and water supply (excludes account opening fees). |
| Cleaning: | Builders clean on completion. |

External

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| Facade: | Rendered concrete, face brick and architectural cladding. |
| Roof: | Colorbond metal roof. |
| Roof plumbing: | Colorbond fascia, gutter & downpipes. |
| Door furniture: | Lockwood leverset or similar. |
| Front door: | Fire rated timber painted door. |
| Windows/Doors: | Aluminium windows & sliding doors with fly screens as per plans. |

Balcony

Powder coated aluminium balustrades & framed tinted glass and/or privacy screens.
450 x 450 floor tile with one row of 225 x 450 skirting tile to balconies as per plans.
Floor waste.

Courtyard

Cement rendered walls and/or privacy screens.
450 x 450 floor tile with one row of 225 x 450 skirting tile to balconies as per plans.
One external tap.
Floor waste.

Heating / Hot Water

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| Heating / Cooling: | Reverse cycle heating and cooling with digital manual thermostat, sized according to unit size. |
| Bathroom / Ensuite: | Twin Tastic instant heat lamp / light combination. |
| Ventilation: | Automated ventilation to bathrooms, ensuite and laundry. |
| Hot water: | Individual instantaneous electric hot water units to each apartment. |

Energy Efficiency

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| Energy rating: | Minimum 7 star energy efficiency rating – As per Energy Rating certificates. |
| Windows/Sliding doors: | Double glazed throughout. |
| Wall insulation: | As per energy rating report. |
| Ceiling insulation: | As per energy rating report. |

Internal

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| Ceiling height: | Minimum 2.550m to all living areas. |
| Internal doors: | Flush panel 2040mm high hinged doors and cavity sliding doors throughout with door stops to all swinging doors. |
| Robe doors: | Sliding vinyl doors with mirror to master bedrooms. |
| Linen/Laundry doors: | Flush panel 2040mm high hinged or sliding vinyl doors. |
| Door handles: | Builder's select Modern Leverset or equivalent passage sets to front and internal doors with privacy sets to the toilet, bathroom and ensuite. |
| Skirting: | 67mm builders selection. |
| Architraves: | 67mm builders selection. |
| Cornice: | 55mm cornice throughout. |
| Plasterboard: | To walls (moisture resistant to wet areas). |

Wall & Floor Tiling and Carpet

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| Bathroom/Ensuite: | 300 x 600 wall tiles (1.8m tiling to shower and 1.2m tiling elsewhere). 1 strip wide feature tiles in shower. 450 x 450 Tiles to floor area. |
| Kitchen: | 450 x 450 Floor tiles to floor area. Splashback tile from builder's selection. |
| Laundry: | 450 x 450 Floor tiles to floor area. One row of 225 x 450 skirting tiles. |
| Toilet: | 450 x 450 Floor tiles and one row 225 x 450 skirting tiles. |
| Carpets & Tiles: | Floor tiles or carpet to living areas, corridors, bedrooms and other areas as nominated on the floor plan. |

Internal Paintwork

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| Woodwork & Doors: | Acrylic Gloss to doors, skirtings & doors. Architraves (one colour). Two coat application system. |
| Ceilings: | Flat acrylic (one colour throughout). Two coat application system. |
| Walls: | Washable low sheen acrylic (one colour throughout). Two coat application system. |

Electrical & Data

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| Power points: | Double power points throughout (single to dishwasher, microwave & fridge space). |
| Internal lights: | LED Down lights throughout. |
| Living/Dining: | Four light points, two double power points, 1 TV point, 1 data point. |
| Kitchen: | 3 light points, 2x double power points. |
| Master Bedroom: | Two light points, two double power points, one TV point, one data point. |
| Bedrooms/Study: | One light point, one double power point. |
| Bathroom/Ensuite: | Light and exhaust fan or similar and one double power point. |
| Laundry: | 1 light point, 2 double power points. |
| External: | 1 light point , weather proof. |
| Aerial: | Connection to Free to Air aerial & MATV including Foxtel (account opening and service fees not included). |
| Safety switch: | RCD safety switch & circuit breakers to meter box. |
| Smoke detector: | Hardwired with battery backup. |
| Data & Telephone: | Connection to NBN (account opening and service fees not included). |
| Intercom: | Integrated building intercom. |

Gymnasium

The gymnasium will have the following equipment: 1 x treadmill, 1 x cross trainer, 1 x stationary bike, 1 x rowing machine, fit balls and stretch mats.

Barbecue area

Communal barbecue facilities will be provided for use by residents only.