

GENERAL BUILDING FINISHES

Exterior

Walls: Combination of rendered masonry/concrete with acrylic render and architectural cladding as per drawings. Architectural feature panels as per drawings and renders.

Floors / Concrete Slabs:

Concrete to engineering and acoustic specification. Non-slip tiles to walkways and covered areas.

Driveway: Concrete.

Car Park: Concrete.

Roofing: Generally combination of Colorbond & Maxline Metal Sheeting or similar to top floors and common areas. Concrete roof to footpaths on podium courtyard and isolated areas for plant.

Balconies & Courtyards: Slip resistant ceramic floor tiles. Tap to each balcony. GPO to each balcony. Timber-look composite cladding to balcony soffits of apartment Types A3, B2, C7 and P2 and apartments 404 and 405 only.

External Balustrade: Type and / or configuration of balustrade varies between apartments as per Contract Plans. Standard formats are as follows:

- Semi-frameless glass
- Solid masonry (or similar)
- 50cm high solid masonry (or similar) with 50cm semi-frameless glass fixed on top
- Combination of solid masonry (or similar) and semi-frameless glass across balcony
- Combination of 45cm high solid masonry (or similar) with palisade fencing
- Combination of 1m high solid masonry (or similar) with palisade fencing

External Windows & Sliding Doors:

Powder coated aluminium frames. Double glazing to all apartment windows and sliding doors. Apartment windows are a combination of sliding and awning style windows.

Flyscreens: Included to operable apartment windows and sliding doors.

Letterboxes: 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:

- Fixed aluminium screens
- Sliding aluminium screens with operable louvres (1, 2 or 3 screens per balcony)
- Sliding perforated aluminium screens (2 or 3 screens per balcony)
- Sliding perforated aluminium bi-folding screens
- No screens

Aluminium framed, opaque glass privacy screens between apartments as per statutory requirements (refer contract plans).

Landscaping: Designer landscaping and lighting.

Security

Remote Driveway Gates: Auto-remote controlled gates to main vehicle entry. Auto-remote controlled gates to upper basement carpark area. 2 remote controls per apartment included.

Access: Keyless electronic access to ground floor lobbies. Controlled lift access to individual floors. Visitors parking bays provided.

Intercom: Video system to control access to ground floor residential lobbies.

Security Lighting: Included.

CCTV: CCTV including 8 camera points throughout the building.

Store Room: 1 fully secure store room provided for each apartment.

Bicycle Storage: Secure bicycle storage facilities provided.

Common Areas General

Lifts: Three compliant lift cars. Stainless steel lift door. Tiled floor. High level finishes to walls and ceilings.

Ground Floor Lobbies: Glazed entry door. Natural stone floors with carpet inserts. Feature walls as selected by interior designer. Flush suspended plasterboard ceilings. Includes feature lighting. Furnished with designer furniture.

Arcade Walkway: Feature timber-look composite batten to wall and soffit. Mosaic tile floor finish. Includes feature lighting.

Communal Podium: Designer landscaping and ponds including covered walkways with feature lighting.

Rooftop Amenities

Private Kitchen / Dining: Miele appliances including 90cm oven, combination steam oven/ microwave, dishwasher, induction cooktop and rangehood. Refrigerator. Reconstituted stone benchtop. Stainless steel sink and designer tapware. Natural stone flooring throughout. Timber (or similar) lining to ceiling and selected feature walls. Feature pendant lighting. Entertaining size dining table with chairs.

Communal Lounge: Timber flooring throughout. Lounges, casual tables and chairs provided.

Communal Library / Media: Wall-mounted TV included. Integrated shelving/cabinetry for book exchange (200 books provided initially).

Communal Skygarden: Natural stone flooring (non-slip rated) throughout. Outdoor lounges, casual tables and chairs provided. Two separate BBQ areas

Wine Cellar: Temperature controlled wine cellar with 143 individual lock-boxes included adjacent to communal lounge.

Toilets: Accessible toilets.

STANDARD APARTMENT INTERIORS

General

Party Walls: AFS (or similar) with plasterboard lining. Acoustic insulation as per BCA requirements.

Internal Walls: Painted lightweight walls with acoustic insulation between living areas and bedrooms. Opaque glazed screen (one fixed panel, one sliding panel) to internal second room for apartments Types B1 & B2. Opaque glazed bifold screen to internal study for apartment Type A4.

Kitchen: Large format fully vitrified floor tiles.

Living / Dining / Internal study: Quality carpet. Selected engineered timber flooring (with compliant acoustic underlay) included as standard finish to kitchen, living and dining for apartment Types A1, B1, B3, C1, C3, D1, D2, P1, P2, P3 and P4.

Ensuite / Bathroom / Laundry: Fully vitrified floor tiles.

Bedrooms & Robes: Quality carpet.

Ceilings: Painted plasterboard ceilings. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services.

Cornice: P50 shadowline to living, dining, internal study and bedrooms.

Entry Doors: Fire rated self-closing door.

Internal Doors: Painted hollow core doors for 1 and 2 bedroom apartments. Solid doors for 3 bedroom apartments (Types D and P).

Internal Door Hardware: Designer range handles.

Walk-in Robes: Shelf and hanging rail.

Built-in Robes: Sliding mirror doors complete with shelf and hanging rail.

Skirtings: Painted MDF.

Study Desk: Built-in study desk included as standard to apartment Types A3, A4, C4, C8, C10, C12, D2 and P3.

Hot Water System: Central solar-boosted gas hot water system.

Air Conditioning: Reverse cycle ducted system to living area and bedrooms. Zone control to 2 and 3 bedroom apartments.

Colour Schemes: Choice of three colour schemes.

Electrical & Communications

Fire Alarm: Included.

Smoke Detectors: Included.

Light fittings: Downlights or surface mounted fittings as required.

Exhaust Fans: Provided to ensuite, bathroom and laundry.

GPO / Switch Plates: Generous provision throughout.

TV Point: Provided to living and all bedrooms.

PayTV Point: Provided to living and master bedroom. Foxtel backbone wiring throughout building (Subscription by residents).

Internet: NBN provision to apartments (subscription by resident). Min 2 data/telephone points patched adjacent to NBN termination equipment.

Intercom system: Colour audio visual intercom system to all apartments.

Kitchen, Bathroom & Laundry

Kitchen Cabinetwork: Laminate boards 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 tile, glass or reconstituted stone splashback (scheme dependant).

Cupboard Door Furniture: Selected designer range handles.

Pantry: Dispensa "Project Plus" pull out pantry (or similar) to all 1 bedroom apartments. Standard cupboard pantry to all other apartments.

Vanity Cupboard: Laminate boards as per colour schemes.

Vanity Benchtop: Selected reconstituted stone bench top.

Vanity Mirror: Mirror above vanity including framed laminate surround and inset lighting.

Bathroom / Ensuite Shower: Semi-frameless clear glazed shower screen.

Bathroom / Ensuite Splashback: Selected tiled finish.

Bathroom Wall Tiles: Full height rectified ceramic wall tiles.

Laundry Benchtop: Selected reconstituted stone bench top.

Laundry Splashback: Quality ceramic tile.

Washing Machine Recess: Provided with power point. Concealed washing machine taps provided.

Fridge recess: Includes water supply.

Sanitary Fixtures & Tapware

Kitchen Tap: Designer brushed nickel tapware.

Kitchen Sink: Stainless steel sink.

Basin Tap Sets: Designer basin mixer.

Basins: White ceramic basins to ensuite and bathroom.

W / C: Designer toilet suite.

Shower Head: Selected brushed nickel designer range.

Shower Mixer: Selected brushed nickel mixer with shower rail.

Laundry Trough Taps: Selected designer range taps.

Laundry Trough: Stainless steel laundry trough.

Bathroom Accessories: Selected brushed nickel designer range.

Bathroom Towel Rail: Selected brushed nickel designer range. Radiant 65cm 3 rail heated towel rail (or similar) to main ensuite for 3 bedroom apartments only (Types D and P) in brushed satin finish.

Bathroom Toilet Paper Holder: Selected designer range.

Baths: Freestanding Prestige Solo Oval Lucite acrylic bath (or similar) to apartment Types C11, D2, P2, P3 & P4.

APPLIANCES FOR 1 AND 2 BEDROOM APARTMENTS:

Cooktop: Miele 60cm 4 zone electric cooktop.

Range Hood: Externally vented Miele 53cm built-in range hood.

Oven: Miele 60cm oven with clock.

Microwave: Miele built-in 60cm microwave with trim kit.

Dishwasher: Miele semi-integrated dishwasher.

Clothes Dryer: Electric dryer included.

Built-in BBQ: Built-in BBQ including storage to apartment Type C9.

APPLIANCES FOR 3 BEDROOM APARTMENTS (TYPES D AND P):

Cooktop: Miele power flex induction 5 zone cooktop.

Range Hood: Externally vented Miele 110cm built-in range hood.

Oven: Miele 90cm oven.

Combination Steam Oven / Microwave: Miele 43l combination steam oven/microwave.

Dishwasher: Miele fully-integrated dishwasher.

Clothes Dryer: Electric dryer included.

Cellar: Built-in cellar including temperature control to apartment Type P4.

Wine Fridge: Vintec full height wine fridge to apartment Type P2.

OPTIONAL UPGRADES AVAILABLE TO APARTMENTS - ADDITIONAL COST AS PER ESSENCE FINISHES UPGRADE DOCUMENT

Timber Flooring: Selected engineered timber flooring (with compliant acoustic underlay) to kitchen, living, dining and internal study area (if applicable).

Combination Steam Oven / Microwave: Miele 43l combination steam oven/microwave in lieu of Miele built-in microwave.

Pendant lights: Zest Lighting Branching Bubble Chandelier (5 Light) over kitchen island bench (where applicable).

Laundry Appliances: 7kg Miele condenser dryer and 7kg Miele washer including stacking kit.

Walk-in Robes: Built-in cabinetry to walk-in robes as designed (including mirrored doors).

Bath: Freestanding Apaiser Sublime stone composite bath (or similar). Available only for select apartments already containing acrylic bath as standard.

Fold Down Bed: Double built-in fold-down bed and associated cabinetry. Available for apartment Types B1 and B2 only.

Stone Tiles: Selected large format stone tiling to kitchen, living and dining. Available to 3 bedroom apartments only (Types D and P).

Integrated Fridge: Miele side-by-side fridge and freezer including cabinet doors for 3 bedroom apartments only (Types D and P).

Zip Tap: Built in hot/cold & sparkling water zip tap over kitchen sink. Available to 3 bedroom apartments only (Types D and P).

Tapware & Accessories: Choice of Matte Black or Brass tapware in lieu of brushed nickel finish to all apartments.

Induction cooktop: Miele 60cm 4 zone induction cooktop. Available to 1 & 2 bedroom apartments only (Types A, B and C)

NOTE

The indicative schedule of finishes may be varied in accordance with the contract for sale.

Areas are architectural measurements and will vary from the strata area.