

SCHEDULE OF FINISHES

1 x 1 One bedroom & one bathroom apartments

GENERAL FINISHES

Internal Walls Generally
Paint finish.

Ceilings
Generally 2700mm in living room and bedrooms with localised bulkheads.

Front Door (to apartment)
Flush panelled with selected hardware. Paint finish.

Internal Doors
Flush panelled doors with selected hardware. Paint finish.

Entry Door Furniture
Chrome finish.

Internal Door Furniture
Chrome finish.

Floors to Kitchen, Living and Dining
Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National Construction Code).

Floors to Bedroom
100% wool carpet laid on underlay as selected by interior designer.

Skirtings
Paint finish.

External Window / Door Framing System
Powder coated aluminium framed double glazed system to Australian Standards. **Flyscreens.**

Wardrobes
Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail.

KITCHEN

Joinery Cupboards
Laminate finish with soft closers as selected by interior designer.

Bench Tops
Reconstituted stone as selected by interior designer.

Splashback
Reconstituted stone as selected by interior designer.

Sink
Stainless steel 1 ¼ bowls sink with integral drainer.

Sink Mixer Tap
Chrome finish, round 'gooseneck' spout as selected by interior designer.

Pantry
Built-in pantry provided under microwave recess.

Drawers
Built-in drawers.

Bin
Built-in bin provided.

Microwave Recess
Recess (only) with power point provided.

Fridge Recess
Recess (only) 930mm wide with water supply and power point provided.

BATHROOM

Floor
Tile as selected by interior designer.

Walls
Full height tiling to shower only. Tiles selected by interior designer.

Ceilings
Paint finish.

Shower Screen
Semi frameless glass shower screen.

Shower Mixer
Chrome finish.

Shower Rose
Chrome finish on a rail, with a range of spray patterns.

Basin
Vitreous white china with chrome waste.

Basin Mixer Tap
Chrome finish.

Toilet Suite
Back to the wall design with dual flush and soft-close seat.

Mirror
Wall mounted cabinet with mirror doors above vanity as selected by interior designer.

Vanity Top
Reconstituted stone as selected by interior designer.

Vanity Cabinet
Laminate finish as selected by interior designer.

Accessories
Chrome finish as selected by interior designer.

LAUNDRY

Floor
Tile as selected by interior designer.

Walls
Paint finish with tiled skirting.

Trough
Laundry trough with integral cupboard unit underneath.

Mixer Tap
Chrome finish.

Washing Machine Taps
Wall mounted.

APPLIANCES

Oven
Smeg 60cm electric programmable oven with stainless steel fascia.

Cook Top
Smeg 60cm gas 4 burner stainless steel cook top with wok burner.

Rangehood
Smeg 60cm built-in rangehood with LED lighting.

Dishwasher
Omega 60cm underbench 6 setting integrated compact dishwasher.

ELECTRICAL

Lighting
Low energy surface mounted LED oyster fittings and LED surface mounted downlights to architects and electrical engineers layout.

Electrical Outlets
General power and light switches to architects layout.

TV Services
Free to air television outlet provided to living room and bedroom.

Pay Television
Pay TV ready outlet provided to living room and bedroom (subscription by resident).

Voice / Data Communications System
Data / phone in master bedroom, media (where applicable, refer to individual floor plan) and Pay TV outlet location.

Internet
Provision to apartments (subscription by resident).

Home Network
Provision of communications network hub (hardware not included).

BALCONY
Refer to individual floorplans

Floor
Tile as selected by architect.

Balustrading
Varies: powder coated aluminium framed glazed balustrading or paint finish as applicable to specific locations.

Louvres (where applicable)
Powder coated fixed vertical louvres to Level 1 and 2 refer to individual floorplan for location.

OTHER FACILITIES

Air-conditioning
Wall mounted reverse cycle air-conditioning provided to living room and bedroom. Condenser unit located within car park. Refer to floor plans for location.

Other Mechanical Services
Bathroom, powder room and separate laundry (where applicable, refer to individual plan) mechanically exhausted.

Fire Services
Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). The building is fully sprinklered.

Security Intercom and electronic entry to lobby door
Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door.

Store Room
Lockable store room provided (refer to strata plan for size and location).

Hot water system – Common
Central solar hot water system with gas booster, roof mounted.

Keys
2 fobs provided for keyless entry into residents' common areas.

Photovoltaic Cells – Common
Photovoltaic cells to provide supplementary power for common area lighting, roof mounted.

Car Bay
One undercover carbay within carpark, refer to strata plan.

Visitor Parking – Common
Visitor parking bays provided.

Bike Racks – Common
Residents' bike racks provided within carpark area.

Bulk Store Area – Common
Communal facility provided for residents use.

Other Facilities
Electric car charge point and vehicle wash down area.

2 x 1 Two bedroom & one bathroom apartments

GENERAL FINISHES

Internal Walls Generally
Paint finish.

Ceilings
Generally 2750mm high in living room and bedrooms with localised bulkheads. Apartment 18 (Type T11) Dining and Bedroom 2 ceiling is 2400mm high with localised bulkhead elsewhere.

Front Door (to apartment)
Flush panelled with selected hardware. Paint finish.

Internal Doors
Flush panelled doors with selected hardware. Paint finish.

Entry Door Furniture
Chrome finish.

Internal Door Furniture
Chrome finish.

Floors to Kitchen, Living and Dining
Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National Construction Code).

Floors to Bedroom
100% wool carpet laid on underlay as selected by interior designer.

Skirtings
Paint finish.

External Window / Door Framing System
Powder coated aluminium framed double glazed system to Australian Standards. **Flyscreens.**

Wardrobes
Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail.

KITCHEN

Joinery Cupboards
Laminate finish with soft closers as selected by interior designer.

Bench Tops
Reconstituted stone as selected by interior designer.

Splashback
Reconstituted stone as selected by interior designer.

Sink
Stainless steel 1 ¼ bowls sink with integral drainer.

Sink Mixer Tap
Chrome finish, round 'gooseneck' spout as selected by interior designer.

Pantry
Built-in pantry provided under microwave recess.

Drawers
Built-in drawers.

Bin
Built-in bin provided.

Microwave Recess
Recess (only) with power point provided.

Fridge Recess
Recess (only) 930mm wide with water supply and power point provided.

BATHROOM

Floor
Tile as selected by interior designer.

Walls
Full height tiling. Tiles selected by interior designer.

Ceilings
Paint finish.

Shower Screen
Semi frameless glass shower screen.

Shower Mixer
Chrome finish.

Shower Rose
Chrome finish on a rail, with a range of spray patterns.

Basin
Vitreous white china with chrome waste.

Basin Mixer Tap
Chrome finish.

Mirror
Wall mounted cabinet with mirror doors above vanity as selected by interior designer.

Toilet Suite
Back to the wall design with dual flush and soft-close seat (T11 only).

Vanity Top
Reconstituted stone as selected by interior designer.

Vanity Cabinet
Laminate finish as selected by interior designer.

Accessories
Chrome finish as selected by interior designer.

POWDER ROOM

(Except T11, as applicable, refer to individual floorplans).

Floor
Tile as selected by interior designer.

SCHEDULE OF FINISHES

Walls

Paint finish with tiled skirting.

Basin

Vitreous white china wall mounted, with chrome waste.

Basin Mixer Tap

Chrome finish.

Mirror

Wall mounted mirror above hand basin.

Toilet Suite

Back to the wall design with dual flush and soft-close seat.

Accessories

Chrome finish as selected by interior designer.

LAUNDRY

Floor

Tile as selected by interior designer.

Walls

Paint finish with tiled skirting.

Trough

Laundry trough with integral cupboard unit underneath.

Mixer Tap

Chrome finish.

Washing Machine Taps

Wall mounted.

APPLIANCES

Oven

Smeg 60cm electric programmable oven with stainless steel fascia.

Cook Top

Smeg 60cm gas 4 burner stainless steel cook top with wok burner.

Rangehood

Smeg 60cm built-in rangehood with LED lighting.

Dishwasher

Smeg 60cm underbench dishwasher.

ELECTRICAL

Lighting – Levels 4 – 13

Low energy surface mounted LED oyster fittings and LED recessed downlights to architects and electrical engineers layout.

Lighting – Level 14

Low energy LED recessed downlights to architects and engineers layout.

Electrical Outlets

General power and light switches to architects layout.

TV Services

Free to air television outlet provided to living room and bedrooms.

Pay Television

Pay TV ready outlet provided to living room and master bedroom (subscription by resident).

Voice / Data Communications System

Data/phone in master bedroom, media (where applicable, refer to individual floor plan) and Pay TV outlet location.

Internet

Provision to apartments (subscription by resident).

Home Network

Provision of communications network hub (hardware not included).

BALCONY

Refer to individual floorplans

Floor

Tile as selected by architect.

Balustrading

Varies: powder coated aluminium framed glazed balustrading or paint finish as applicable to specific locations.

Screens (where applicable)

Sliding perforated balcony screens, refer to individual floorplans for location. (Note: Apartment type T11 no screens).

OTHER FACILITIES

Air-conditioning

Reverse cycle ducted air-conditioning provided to living room and bedrooms. Condenser unit located within plant room on each floor. Refer to floor plans for location.

Other Mechanical Services

Bathroom, powder room and separate laundry (where applicable, refer to individual plan) mechanically exhausted.

Fire Services

Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). The building is fully sprinklered.

Security Intercom and electronic entry to lobby door

Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door.

Store Room

Lockable store room provided (refer to strata plan for size and location).

Hot water system – Common

Central solar hot water system with gas booster, roof mounted.

Keys

2 fobs provided for keyless entry into residents' common areas.

Photovoltaic Cells – Common

Photovoltaic cells to provide supplementary power for common area lighting, roof mounted.

Car Bay

One undercover car bay within carpark, refer to strata plan. In addition some have allocated motorcycle bay, refer to strata plan.

Visitor Parking – Common

Visitor parking bays provided.

Bike Racks – Common

Residents' bike racks provided within carpark area.

Bulk Store Area – Common

Communal facility provided for residents use.

Other facilities

Electric car charge point and vehicle wash down area.

2 x 2 Two bedroom & two bathroom apartments

GENERAL FINISHES

Internal Walls Generally

Paint finish.

Ceilings

Generally 2750mm high in living room and bedrooms with localised bulkheads.

Front Door (to apartment)

Flush panelled with selected hardware. Paint finish.

Internal Doors

Flush panelled doors with selected hardware. Paint finish.

Entry Door Furniture

Chrome finish.

Internal Door Furniture

Chrome finish.

Floors to Kitchen, Living and Dining

Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National Construction Code).

Floors to Bedroom

100% wool carpet laid on underlay as selected by interior designer.

Skirtings

Paint finish.

External Window / Door Framing System

Powder coated aluminium framed double glazed system to Australian Standards. Flyscreens.

Wardrobes

Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail.

KITCHEN

Joinery Cupboards

Laminate finish with soft closers as selected by interior designer.

Bench Tops

Reconstituted stone as selected by interior designer.

Splashback

Reconstituted stone as selected by interior designer.

Sink

Top mount stainless steel 1 1/3 bowls sink with drainage tray accessory.

Sink Mixer Tap

Chrome finish, round 'gooseneck' spout as selected by interior designer.

Pantry

Built-in pantry provided under microwave recess.

Drawers

Built-in drawers.

Bin

Built-in bin provided.

Microwave Recess

Recess (only) with power point provided.

Fridge Recess

Recess (only) 980mm wide with water supply and power point provided.

BATHROOM | ENSUITE

Floor

Tile as selected by interior designer.

Walls

Full height tiling. Tiles as selected by interior designer.

Ceilings

Paint finish.

Shower Screen

Semi frameless glass shower screen.

Shower Mixer

Chrome finish.

Shower Rose

Chrome finish on a rail, with a range of spray patterns.

Basin

Vitreous white china with chrome waste.

Basin Mixer Tap

Chrome finish.

Toilet Suite

Back to the wall design with dual flush and soft-close seat.

Bath tub (except T7, T9 apartments)

Acrylic bath with tiled hob and openable glass screen.

Mirror

Wall mounted cabinet with mirror doors above vanity as selected by interior designer.

Vanity Top

Reconstituted stone as selected by interior designer.

Vanity Cabinet

Laminate finish as selected by interior designer.

Accessories

Chrome finish as selected by interior designer.

LAUNDRY

Floor

Tile as selected by interior designer.

Walls

Paint finish with tiled skirting.

Trough

Laundry trough with integral cupboard unit underneath.

Mixer Tap

Chrome finish.

Washing Machine Taps

Wall mounted.

APPLIANCES

Oven

Smeg 90cm electric programmable oven with stainless steel fascia.

Cook Top

Smeg 90cm gas 5 burner stainless steel cook top with wok burner.

Rangehood

Smeg 90cm built-in rangehood with LED lighting.

Dishwasher

Smeg 60cm underbench dishwasher.

ELECTRICAL

Lighting – Levels 4 – 13

Low energy surface mounted LED oyster fittings and LED recessed downlights to architects and electrical engineers layout.

Lighting – Level 14

Low energy LED recessed downlights to architects and engineers layout.

Electrical Outlets

General power and light switches to architects layout.

TV Services

Free to air television outlet provided to living room and bedrooms.

Pay Television

Pay TV ready outlet provided to

living room and master bedroom (subscription by resident).

Voice / Data Communications System

Data/phone in master bedroom, media (where applicable, refer to individual floor plan) and Pay TV outlet location.

Internet

Provision to apartments (subscription by resident).

Home Network

Provision of communications network hub (hardware not included).

BALCONY

Refer to individual floorplans

Floor

Tile as selected by architect.

Balustrading

Varies: powder coated aluminium framed glazed balustrading or paint finish as applicable to specific locations.

Screens

Powder coated sliding perforated balcony screen to balconies (where applicable, refer to individual floor plans. T2, T3 and T4 on Level 4 have no screens).

OTHER FACILITIES

Air-conditioning

Reverse cycle ducted air-conditioning provided to living room and bedrooms. Condenser unit located within plant rooms on each floor. Refer to floor plans for location.

Other Mechanical Services

Ensuite, bathroom and separate laundry (where applicable, refer to individual floor plan) mechanically exhausted.

Fire Services

Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). The building is fully sprinklered.

Security Intercom and electronic entry to lobby door

Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door.

Store Room

Lockable store room provided (refer to strata plan for size and location).

Hot water system – Common

Central solar hot water system with gas booster, roof mounted.

SCHEDULE OF FINISHES

Keys

3 fobs provided for keyless entry into residents' common areas.

Photovoltaic Cells – Common

Photovoltaic cells to provide supplementary power for common area lighting, roof mounted.

Car Bay

One undercover carbay or two carbays in tandem arrangement within secure residents' carpark, refer to strata plan. In addition some have allocated motorcycle bay, refer to strata plan.

Visitors – Common

Visitor parking bays provided.

Bike Racks – Common

Residents' bike racks provided within carpark area.

Bulk Store Area – Common

Communal facility provided for residents use.

Other facilities

Electric car charge point and vehicle wash down area.

3 x 2 Three bedroom & two bathroom apartments

GENERAL FINISHES

Internal Walls Generally

Paint finish.

Ceilings

Generally 2750mm high in living room and bedrooms with localised bulkheads.

Front Door (to apartment)

Flush panelled with selected hardware. Paint finish.

Internal Doors

Flush panelled doors with selected hardware. Paint finish.

Entry Door Furniture

Chrome finish.

Internal Door Furniture

Chrome finish.

Floors to Kitchen, Living and Dining

Composite prefinished engineered oak flooring, on acoustic membrane to comply with applicable Building Code of Australia (National Construction Code).

Floors to Bedroom

100% wool carpet laid on underlay as selected by interior designer.

Skirtings

Paint finish.

External Window / Door Framing System

Powder coated aluminium framed double glazed system to Australian Standards. Flyscreens.

Wardrobes

Sliding mirrored or flush panelled doors to all bedroom robes, complete with shelf and hanging rail.

KITCHEN

Joinery Cupboards

Laminate finish with soft closers as selected by interior designer.

Bench Tops

Reconstituted stone as selected by interior designer.

Splashback

Reconstituted stone as selected by interior designer.

Sink

Top mount stainless steel 1 ¾ bowls sink with drainage tray accessory.

Sink Mixer Tap

Chrome finish, round 'gooseneck' spout as selected by interior designer.

Pantry

Built-in pantry provided under microwave recess.

Drawers

Built-in drawers.

Bin

Built-in bin provided.

Microwave Recess

Recess (only) with power point provided.

Fridge Recess

Recess (only) 980mm wide with water supply and power point provided.

BATHROOM | ENSUITE

Floor

Tile as selected by interior designer.

Walls

Full height tiling. Tiles as selected by interior designer.

Ceilings

Paint finish.

Shower Screen

Semi frameless glass shower screen.

Shower Mixer

Chrome finish.

Shower Rose

Chrome finish on a rail, with a range of spray patterns.

Basin

Vitreous white china with chrome waste.

Basin Mixer Tap

Chrome finish.

Toilet Suite

Back to the wall design with dual flush and soft-close seat.

Bath tub

Acrylic bath with tiled hob and openable glass screen.

Mirror

Wall mounted cabinet with mirror doors above vanity as selected by interior designer.

Vanity Top

Reconstituted stone as selected by interior designer.

Vanity Cabinet

Laminate finish as selected by interior designer.

Accessories

Chrome finish as selected by interior designer.

LAUNDRY

Floor

Tile as selected by interior designer.

Walls

Paint finish with tiled skirting.

Trough

Laundry trough with integral cupboard unit underneath.

Mixer Tap

Chrome finish.

Washing Machine Taps

Wall mounted.

APPLIANCES

Oven

Smeg 90cm electric programmable oven with stainless steel fascia.

Cook Top

Smeg 90cm gas 5 burner stainless steel cook top with wok burner.

Rangehood

Smeg 90cm built-in rangehood with LED lighting.

Dishwasher

Smeg 60cm underbench dishwasher.

ELECTRICAL

Lighting – Level 4 – 13

Low energy surface mounted LED oyster fittings and LED recessed down lights to architects and electrical engineers layout.

Lighting – Level 14

Low energy LED recessed downlights including feature pendants to kitchen to architects and engineers layout.

Electrical Outlets

General power and light switches to architects layout.

TV Services

Free to air television outlet provided to living room and bedrooms.

Pay Television

Pay TV ready outlet provided to the living room and master bedroom (subscription by resident).

Voice / Data Communications System

Data/phone in master bedroom, media (where applicable, refer to individual plan) and Pay TV outlet location.

Internet

Provision to apartments (subscription by resident).

Home Network

Provision of communications network hub (hardware not included).

BALCONY

Refer to individual floorplans

Floor

Tiles as selected by architect.

Balustrading

Varies: powder coated aluminium framed glazed balustrading or paint finish as applicable to specific locations.

Screens (where applicable)

Powder coated sliding perforated balcony screens, refer to individual floorplans for locations.

OTHER FACILITIES

Air-conditioning

Reverse cycle ducted air-conditioning provided to living room and bedrooms. Condenser unit located within plant room on each floor. Refer to floor plans for location.

Other Mechanical Services

Ensuite, bathroom and separate laundry (where applicable, refer to individual plan) mechanically exhausted.

Fire Services

Fire alarms and smoke detectors are provided as required by the applicable Building Code of Australia (National Construction Code). The building is fully sprinklered.

Security Intercom and electronic entry to lobby door

Audio-visual intercom system linking entry foyer door at ground floor level to apartment with electronic entry door strike to lobby door.

Store Room

Lockable store room provided (refer to strata plan for size and location).

Hot water system – Common

Central solar hot water system with gas booster, roof mounted.

Keys

4 fobs provided for keyless entry into residents' common areas.

Photovoltaic Cells – Common

Photovoltaic cells to provide supplementary power for common area lighting, roof mounted.

Car Bay

Two undercover car bays in side by side or in tandem arrangement within secure residents' carpark, refer to strata plan.

Visitors – Common

Visitor parking bays provided.

Bike Racks – Common

Residents' bike racks provided within carpark area.

Bulk Store Area – Common

Communal facility provided for residents use.

Other facilities

Electric car charge point and vehicle wash down area.

Common Areas

Ground Floor Lobby

Feature marble and timber walls with "cracked ice" pattern ceiling and decorative ambient lighting to ceiling and walls.

Level 3 Lobby

Feature timber walls with decorative lighting to ceiling and walls.

Dining Room – Common

Dining area for residents use including fully fitted kitchen and pantry area. Features include (2x) 600mm Smeg ovens and (1x) 900mm Smeg electric cooktop, fridge, separate ice machine and reverse cycle ducted air-conditioning.

Wine Cellar

Wine cellar with temperature control and incorporates individual lockable racks for storage of 9 bottles per apartment.

Wine Tasting Room

Tasting room with direct access to the wine cellar.

Lounge – Common

Lounge area for residents use that opens onto the external Sunset Deck.

Sunset Deck – Common

Communal external verandah with irrigated landscaped deck area including bbq amenity provided for residents use.

Gymnasium / Sauna – Common

Communal equipped gymnasium facility with sauna and shower provided. Carpeted floor, cardio equipment, light weights and wall mounted TV and mirrors. Reverse cycle ducted air-conditioning to gymnasium.

Yoga Area / Tai Chi Retreat – Common

Communal level 4 rooftop retreat facility provided for residents use including landscape deck and seating areas.

Community Garden - Common

Residents garden with irrigated landscaping and seating.

External Areas

External Façade Walls

Double glazed windows and sliding glass door sets within pre-cast reinforced concrete generally, with areas of lightweight framed construction.

External Façade Wall Finish

Applied texture paint finish.

Lift and Stairwells Walls

Reinforced concrete.

Roof

Reinforced concrete with waterproofing membrane build-up, with integral falls to drainage sumps.

Acoustic Insulation

Double glazing to all apartment windows for improved sound and thermal insulation. All tiled and timber areas are laid over an acoustic membrane.

Party Walls Between Apartments

Acoustic stud framed plasterboard walls with steel stud framing generally, with areas of reinforced concrete blade structure.

Internal Walls

Plasterboard walls with steel stud framing generally, with areas of reinforced concrete blade structure.