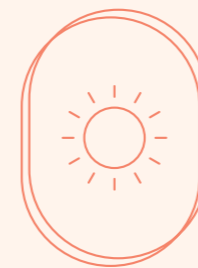


Choose your Summer shade

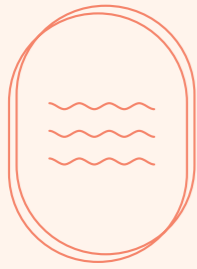
# Finishes Schedule



## OASIS

SCHEME 01

FLOOR TILES	For bathroom, ensuite and laundry; 300 x 600 - Avorio JAF503 or similar.
WALL TILES	For bathroom, ensuite, powder room and laundry; full height, subway - White Matte.
BENCHTOPS	For kitchen and bathroom; Caesarstone or similar - Intense White.
SPLASHBACK	For kitchen; Caesarstone or similar - Intense White.
CABINETS	For kitchen and bathroom; Laminex Laminate or similar - Bayleaf Natural Finish.
TIMBER FLOORING	For entry hall, kitchen and living; Engineered timber look Hybrid Plank. Alpine Gum or similar.
CARPET	For bedrooms and study; 100% wool carpet - Cavalier Aspire Collection - Rakaia colour or similar.
WALLS	Wall paint colour; Dulux wash & wear low sheen. Whitsunday Island.
BATHROOM FITTINGS	Brushed Brass



# HAVANA

SCHEME 02

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FLOOR TILES	For bathroom, ensuite and laundry; 300 x 600 - Avorio JAF503 or similar.
WALL TILES	For bathroom, ensuite, powder room and laundry; Above 1600mm refer wet area elevations 65 x 265 - White Matte, subway OR 65 x 265 - Pink Matte, subway
BENCHTOPS	For kitchen and bathroom; Caesarstone or similar - Nordic Loft.
SPLASHBACK	For kitchen; Caesarstone or similar - Nordic Loft.
CABINETS	For kitchen and bathroom; Laminex Laminate or similar - Peruvian Clay Natural Finish.
TIMBER FLOORING	For entry hall, kitchen and living; engineered timber look. Hybrid Plank. Alpine Gum.
CARPET	For bedrooms and study; 100% wool carpet - rakaia colour or similar.
WALLS	Wall paint colour; Dulux wash & wear semi gloss. Whitsunday Island.
BATHROOM FITTINGS	Brushed Brass



# CALI

SCHEME 03

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FLOOR TILES	For bathroom, ensuite and laundry; 300 x 600 - Avorio JAF503.
WALL TILES	For bathroom, ensuite, powder room and laundry; Above 1600mm refer wet area elevations 65 x 265 - White Matte OR 65 x 265 - Off-White Matte
BENCHTOPS	For kitchen and bathroom; Caesarstone or similar - Cosmopolitan White.
SPLASHBACK	For kitchen and bathroom; Caesarstone or similar - Prime Oak Woodmatt.
CABINETS	For kitchen and bathroom; Polytec Melamine or similar - Prime Oak Woodmatt.
TIMBER FLOORING	For entry hall, kitchen and living; engineered timber look Hybrid Plank. Alpine Gum.
CARPET	For bedrooms and study; 100% wool carpet - Ashburton colour or similar.
WALLS	Wall paint colour; Dulux wash & wear semi gloss. Whitsunday Island.
BATHROOM FITTINGS	Chrome

The whole package

# Inclusions List

## GENERAL

FACADE	To architect's detailed design and in accordance with code requirements. Glazed façade within lightweight cladding walls and expressed lightweight forms. Semi frameless glass or metal balustrades to balconies. Paint finish steel trims and screens.
COMMON AREA WALKWAYS	Open air walkways with pedestal pavers, metal balustrades / screens and off-form concrete soffits with surface mounted lighting.
ENTRY LOBBIES GROUND	Voice access system controlling entry by residents and visitors. Finishes to compliment the external facade.
LIFTS	Lifts servicing all individual floor lobbies and basement car parking. Lift finishes to architect's detailed design.
ACOUSTIC	Acoustic separation will be provided in accordance with the Australian Building Code (BCA) and the ACT Noise Management Guidelines.
ENERGY EFFICIENCY RATING	All apartments will have a minimum Energy Efficiency Rating (NATHERS) of 5.0 stars.
FLOORS	Reinforced concrete suspended slab.
SMOKE DETECTOR	Hardwired smoke detector with battery backup.
LETTER BOXES	1 x lockable letterbox per apartment located near site entry.
LANDSCAPING	Refer Landscape Intention Plan. Street level landscape areas including paths, plant boxes and verge plantings to meet the approval of TCCS , associated entities and service providers and accessibility requirements.
NBN/Telephone/Data	The building will be provided with fibre to the premises (connection and subscription fees payable by owner).
WASTE	Waste chutes located on each level.
HOT WATER	Individual instantaneous electric hot water unit.

## GENERAL

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FIRE RATING	Common area and party walls to Australian Standards (AS) and National Construction Code (NCC) requirements.
MAINTENANCE	90-day maintenance period. Any 90-day defects found are to be reported solely using an online portal which will be explained to the purchaser during the settlement process.

## APARTMENT FINISHES

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WALLS	Plasterboard with paint finish.
CEILINGS	Suspended plasterboard with paint finish.
DOORS	Flat panel apartment entry and internal doors will be generally 2040mm high.
EXTERNAL WINDOWS/SLIDING DOORS	Double glazed aluminium framed powder coated windows and door systems.
BALCONY/COURTYARD*	600 x 600 engineered paving tile installed on raised pedestals to balconies.  Saw cut concrete to courtyards.
BALCONY/COURTYARD SOFFIT	Applied textured paint finish or timber look as per Architect's design.

## ACCESS CONTROL

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ACCESS CONTROL	Visitor access via audio intercom system.
CARPARKING ACCESS	Each apartment will be provided with 1 x fob or card per carpark which will control basement carpark entries.

## APARTMENT ENTRY

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ENTRY DOOR	Fire rated access door to architect's detailed design.
ACCESS	Audio Intercom handset providing access control to lobbies. Location subject to detailed design of apartment layout.
LIGHTING	Recessed LED lighting.
FLOOR	Vinyl timber look flooring to match colour scheme.

## LIVING ROOM

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POWER*	2 x DGPOs.
TV	1 x Outlet for TV channels and pre-wired for Pay TV. Refer General MATV.
DATA	1 x Outlet for DATA and Telephone. Refer General TELEPHONE/ DATA.
LIGHTING	Recessed LED lighting.
FLOOR*	Hybrid timber look flooring to match colour scheme.

## KITCHEN

BENCHTOP*	20mm reconstituted stone. Refer to purchaser's colour selection.
JOINERY DOORS	Laminate finishes to architectural specification. Refer to purchaser's colour selection.
JOINERY CARCASS	Melamine water resistant board.
JOINERY HANDLES – CUPBOARDS/ DRAWERS	Handles, finger pull and soft close drawers to architectural specification.
SPLASH BACK*	Reconstituted stone. Refer to purchaser's colour selection.
TAPWARE*	FRANKE sink mixer in chrome.
OVEN *	FRANKE urban 600mm electric built in with black glass (or similar).
COOKTOP*	FRANKE urban 600mm induction with black glass (or similar).
RANGEHOOD*	FRANKE urban 520mm undermount in stainless steel (or similar).
DISHWASHER*	FRANKE 600m semi-integrated dishwasher. 4.5 star WELS rating (or similar).
SINK	1 & 2 Bedroom – FRANKE planar radius 12. 680mm 1.25 bowl (or similar).  3 Bedroom – FRANKE planar radius 12. 845mm double bowl (or similar).
LIGHTING	Recessed LED lighting.
POWER*	1 x DGPO located above bench on the splashback. 1 x GPO for refrigerator. 1 x GPO for microwave. Power to appliances as required.
FLOOR*	Hybrid timber look flooring to match colour scheme.

## MAIN BEDROOM

LIGHTING	Recessed LED lighting.
POWER*	2 x DGPOs.
TV/DATA	1 x Outlet for Connection to free-to-air aerial and MATV including Foxtel (connection and service fees not included).
BUILT IN ROBE*	Wardrobe fit out to include melamine shelving, hanging rail and mirrored doors.
WALK IN ROBE (Applicable to types 3B.1 & 3B.2)	Wardrobe fit out to include melamine shelving and hanging rail. No doors.
FLOOR*	Carpet – Refer purchaser's colour selection.

## MAIN BEDROOM ENSUITE

WALLS	Refer purchaser's colour selection for tiles.
LIGHTING	Recessed LED lighting.
SHOWER ROSE & RAIL*	CAROMA urbane II hand shower on rail (or similar). Refer purchaser's colour selection.
SHOWER MIXER*	CAROMA urbane II shower mixer. Refer purchaser's colour selection.
BASIN MIXER*	CAROMA urbane II 220mm wall mixer with spout. Refer purchaser's colour selection.
VANITY	Double-drawer, wall-hung vanity with reconstituted-stone top – finish as per selected colour scheme.
TOILET ROLL HOLDER	CAROMA urbane II toilet roll holder. Refer purchaser's colour selection.
TOWEL RAIL	CAROMA urbane II 825mm single towel rail. Refer purchaser's colour selection.

## MAIN BEDROOM ENSUITE

TOILET SUITE	CAROMA luna back to wall with soft close seat (or similar).
BASIN	CAROMA artisan 405mm above counter basin (or similar).
BATHROOM MIRROR	900m oval mirror to match colour scheme.
SHOWER SCREEN	Semi frameless shower screen with clear glass.
POWER	1 x DGPO.
VENTILATION	In accordance with Australian Standards and BCA.
FLOOR	Floor tiles. Refer purchaser's colour selection.
FLOOR WASTE	Square waste with tile insert.
HAND TOWEL RAIL	CAROMA urbane II 275mm hand towel rail. Refer purchaser's colour selection.

## BEDROOMS

LIGHTING	Recessed LED lighting.
POWER	2 x DGPOs.
DATA	1 x Outlet for DATA.
BUILT IN ROBE	Wardrobe fit out to include melamine shelving, hanging rail and mirrored glass sliding doors.  Walk in robe (where applicable) with top shelf, shelving unit and hanging rail.
FLOOR	Carpet. Refer purchaser's colour selection.

## BATHROOM

WALLS*	Full height tiling. Refer purchaser's colour selection.
SHOWER MIXER	CAROMA urbane II shower mixer. Refer purchaser's colour selection.
SHOWER ROSE & RAIL	CAROMA urbane II hand shower on Rail. Refer purchaser's colour selection.
SHOWER SCREEN	Semi frameless shower screen with clear glass.
BATHROOM MIRROR	900mm oval mirror.
BASIN	CAROMA artisan 405mm above counter basin (or similar).
BASIN MIXER	CAROMA urbane II 220mm wall mixer with spout. Refer purchaser's colour selection.
TOWEL RAIL	CAROMA urbane II 825mm towel rail. Refer purchaser's colour selection.
TOILET SUITE	CAROMA Luna back to wall with soft close seat (or similar)
TOILET ROLL HOLDER	CAROMA urbane II toilet roll holder. Refer purchaser's colour selection.
LIGHTING	Recessed LED lighting.
POWER*	1 x DGPO.
VENTILATION	In accordance with Australian Standards and BCA.
FLOOR*	Tiles. Refer purchaser's colour selection.

## STUDY & STUDY NOOK

LIGHTING	Recessed LED lighting.
POWER*	1 x DGPO.
TELEPHONE/DATA	1 x telephone/data point. Refer General TELEPHONE/DATA.
FLOOR*	Carpet. Refer purchaser's colour selection.

## LAUNDRY

JOINERY DOORS* (where applicable)	Melamine – water resistant board. Laminate finishes in white.
JOINERY SHELVES* (where applicable)	Melamine – water resistant board.
SPLASHBACK WALLS*	White tile splash back.  Plasterboard with paint finish and skirting tile.
SINK*	380mm stainless steel drop in tub.
WASHER DRYER	Haier Combi Front Loader Washer (Dryer 8kg + 4kg).
DOORS*	Bi-fold joinery doors or sliding doors (as per plan).
BENCHTOP*	White laminate

## LAUNDRY

JOINERY CARCASS	Melamine water resistant board.
POWER	1 x DGPO.
VENTILATION	In accordance with Australian Standards and BCA.
FLOOR	Tile to match bathroom floors.

## ELECTRICAL AND DATA

MATV	Outlets for free to air TV channels and pre-wired for pay TV. Pay TV system may require additional installation work to suit specific service provider's requirements. Purchasers will be required to enter into individual contracts with the relevant service providers.
CABLED BROADBAND	Within each apartment Cat 5 cabling to enable broadband access subject to owners subscribing to an ISP. The building will have communications infrastructure subject to future detailed design.
TELEPHONE/DATA	The building will have communications infrastructure subject to future detailed design.

## MECHANICAL AND FIRE

### APARTMENT AIR CONDITIONING

Reverse Cycle Split Systems sized to unit area.  
1 bedroom apartments – 1 wall unit to the living room.  
1 bedroom + Study apartments – 1 wall unit to the living room.  
2 bedroom apartments – 1 wall unit to the living room and 1 to the main bedroom.  
3 Bedroom Apartments – 1 wall unit to the living room and 1 to main bedroom.

### BATHROOM, ENSUITE, LAUNDRY VENTILATION

Ventilation provided in accordance with Australian Standards and BCA.

### FIRE SERVICES

Basements, common areas and apartments fitted with certified fire protection system as required by the BCA.

## SHARED AMENITIES

### Shared Amenities

Co-working spaces.  
Rooftop private dining room and lounge and associated rooftop terrace.  
Outdoor pool with associated landscaped areas.

## PURCHASER SELECTIONS

### NATURAL MATERIALS

Purchasers are advised that the finishes proposed for use in the apartments include natural materials such as timber and reconstituted stone products. Natural materials may display characteristics which may vary from the samples shown on the display colour boards due to the intrinsic nature of such naturally occurring materials.

### LIGHT, GPO'S, BATHROOM ACCESSORIES

Light fittings, GPO's, access control system, TV/cable outlets, telecommunication outlets and bathroom accessories are subject detailed architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design.

### PRODUCT SUBSTITUTION

The seller reserves the right to substitute any specified inclusions with that of a similar quality.

## CAR PARKING AND STORAGE

### CAR PARKING\*

For all basement car parking, restricted access control is provided via basement entry door with fob key or strike card reader.

### STORAGE\*

1 x Lockable metal storage enclosure per apartment located in basement car park or private outdoor space. Provided in accordance with Multi Unit Housing Development Code.

### APARTMENT STORAGE (Where shown on floor plan)

Joinery laminate doors with melamine shelving.



The whole fancier package

# Upgrades

## Upgrades

Robe Hook	CAROMA urbane II to match purchaser colour selections.
Double shower head	CAROMA Urbane II Rail Shower with 200mm Rainhead to match purchaser colour selection.
Brushed Brass kitchen sink mixer	FRANKE Verona. Pull Out Paddle Lever mixer Brushed Brass.
White double bowl kitchen sink	FRANKE Sirius 2.0 860mm Double Bowl Polar White or similar.
Price	\$4,200