

INCLUSIONS LIST

KITCHEN

Benchtops	20mm reconstituted stone with waterfall edge (where applicable) – finish as per selected colour scheme
Cabinetry	Internal white joinery carcass, external finish as per selected colour scheme
Drawers	Bank of drawers with cutlery insert to top drawer
Doors & Drawers	Soft close
Kickboard	To match joinery
Handles	Cabinet handles as per selected colour scheme
Sink	Clarke Prism stainless steel sink (or similar)
Mixer	Parisi Envy kitchen mixer with pull-out spray – finish as per selected colour scheme (or similar)
Oven	Franke 60cm 10 function black glass oven
Cook Top	Franke 60cm 4 zone induction black glass cooktop
Range Hood	Franke 60cm externally ducted concealed stainless steel range hood
Dishwasher	Franke stainless steel freestanding dishwasher
Microwave	Provision incorporated into kitchen joinery cupboards

BATHROOM & ENSUITE

Vanity	Double-drawer, wall-hung vanity with reconstituted-stone top – finish as per selected colour scheme
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BATHROOM & ENSUITE

Basin	Verotti City Life above counter basin (or similar)
Basin Mixer	Parisi Elli II wall mixer – finish as per selected colour scheme (or similar)
Mirror	Polished edge mirror (sized to match vanity)
Shower Screen	Semi-framless clear glass shower screen
Shower Rail	Parisi Envy hand shower on rail – finish as per selected colour scheme (or similar)
Shower Mixer	Parisi Elli II wall mixer – finish as per selected colour scheme (or similar)
Toilet	Wall-faced toilet suite with soft close seat
Accessories	Parisi Envy towel rail and toilet roll holder – finish as per selected colour scheme (or similar)

POWDER ROOM (IF APPLICABLE)

Basin	Parisi Quadro wall-hung hand basin (or similar)
Mixer	Parisi Elli II basin mixer – finish as per selected colour scheme (or similar)
Mirror	Polished edge mirror
Toilet	Wall-faced toilet suite with soft-close seat
Accessories	Parisi Envy hand towel rail and toilet roll holder – finish as per selected colour scheme (or similar)

BEDROOMS

Built-in Robes	Top shelf, shelving unit and hanging rail with sliding mirrored doors
Walk-in Robes	Top shelf, shelving unit and hanging rail

INTERNAL

Ceiling Finish	Suspended plasterboard with square set joints
Internal Walls	Plasterboard and paint (3 coat application system)
Internal Doors	Flush panel, 2040mm high, hinged doors and cavity sliding doors throughout
Windows & Sliding Doors	Double-glazed aluminium-framed windows and sliding doors as indicated on Energy Efficiency Rating report
Fire Rating	Common area and party walls to Australian Standards (AS) and National Construction Code (NCC) requirements
Energy Rating	As per Energy Efficiency Rating certificate
Thermal	External walls and party walls to Energy Efficiency Rating certificate
Acoustic	Common area walls and party walls to AS and NCC requirements
Air Conditioning	Split system air conditioning to living area of one-bedroom apartments Split system air conditioning to living area and main bedroom of two-bedroom apartments

LAUNDRY

Sink	Stainless steel tub with freestanding permacoat cabinet to one-bedroom apartments Stainless steel tub in joinery cabinet to two-bedroom apartments – joinery finish as per selected colour scheme
Mixer / Taps	Single-lever sink mixer plus washing machine tap connections
Laundry Doors	Bi-fold joinery doors or sliding doors (as per plan)
Ventilation	Mechanical ventilation
Dryer	Fisher & Paykel 4kg clothes dryer (or similar)

TILING & FLOOR COVERINGS

Bathroom	300 x 600 wall tiles (floor to ceiling) 300 x 600 floor tiles – as per selected colour scheme
Ensuite (if applicable)	300 x 600 wall tiles (floor to ceiling) 300 x 600 floor tiles – as per selected colour scheme
Powder Room (if applicable)	300 x 600 wall tiles (1200mm high) 300 x 600 floor tiles – as per selected colour scheme
Kitchen	Splashback tiles – as per selected colour scheme
Laundry	300 x 600 floor tiles including single row of skirting tiles 400 x 200 splashback tiles – as per selected colour scheme
Timber Flooring	Hybrid timber-look flooring to living areas, kitchens, corridors and multi-purpose rooms (where applicable) – as per selected colour scheme
Carpet	Quality NZ wool carpet to bedrooms and study (where applicable) – as per selected colour scheme

ELECTRICAL & DATA

Internal Lights	LED down lights throughout
Living	2 double power points, 1 TV point, 1 data point
Dining	1 double power point
Kitchen	2 double power points (includes one to island bench where applicable) plus single power points for dishwasher, microwave and fridge
Master Bedroom	3 double power points, 1 TV point, 1 data point
Bedrooms/ Multi-purpose Room/Study	2 double power points
Bathroom/ Ensuite	Heat lamp and exhaust fan, 1 double power point
Laundry	1 double power point
External Lighting	Weather-proof light fitting to balcony/courtyard
Aerial	Connection to free-to-air aerial and MATV including Foxtel (connection and service fees not included)
Safety Switch	Safety switch and circuit breakers to meter box
Smoke Detector	Hardwired smoke detector with battery backup
NBN/Telephone/ Data	The building will be provided with fibre to the premises (connection and subscription fees payable by owner)

BALCONY/COURTYARD

Floor	600 x 600 engineered paving tile installed on raised pedestals to balconies Saw cut concrete to courtyards
Soffit	Applied textured paint finish or timber look as per Architect's design
Balustrades	Perforated aluminium or masonry as per Architect's design

BUILDING AMENITIES & FINISHES

Structure	Reinforced concrete and masonry
External Walls	Reinforced concrete, masonry, glazing, cladding and other finishes to Architect's detailed design
Floor	Reinforced concrete suspended slabs
Roof	Roof trusses covered with Colorbond roof sheeting
Letterboxes	1 x lockable letterbox per apartment located near building entry
Waste Disposal	Waste chute rooms accessible by all occupants, to authority requirements
Electrical Services	Individual usage separately metered by and connected to electricity provider. Meters included
Water and Sewerage	Water and sewerage supply to each apartment by ICON Water. Usage billed to Body Corporate
Hot Water	Individual instantaneous electric hot water unit
Maintenance	90-day maintenance period as per contract

ACCESS

Keys	Each apartment will be provided with 2 x keys for the front door
Basement	Each apartment will be provided with 2 x proximity fob controllers/remotes

CAR PARKING

Car Parking	Allocated car parking as per basement parking plan
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Kickboard	To match joinery
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Oven	Franke 60cm 10 function black glass oven
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BEDROOMS

Built-in Robes	Top shelf, shelving unit and hanging rail with sliding mirrored doors
Walk-in Robes	Top shelf, shelving unit and hanging rail

INTERNAL

Ceiling Finish	Suspended plasterboard with square set joints
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Internal Doors	Flush panel, 2040mm high, hinged doors and cavity sliding doors throughout
Windows & Sliding Doors	Double-glazed aluminium-framed windows and sliding doors as indicated on Energy Efficiency Rating report
Fire Rating	Common area and party walls to Australian Standards (AS) and National Construction Code (NCC) requirements
Energy Rating	As per Energy Efficiency Rating certificate
Thermal	External walls and party walls to Energy Efficiency Rating certificate
Acoustic	Common area walls and party walls to AS and NCC requirements
Air Conditioning	Split system air conditioning to living area and bedrooms

LAUNDRY

Sink	Stainless steel tub in joinery cabinet – joinery finish as per selected colour scheme
Mixer / Taps	Single-lever sink mixer plus washing machine tap connections
Laundry Doors	Bi-fold joinery doors (as per plan)
Ventilation	Mechanical ventilation
Dryer	Fisher & Paykel 4kg clothes dryer (or similar)

TILING & FLOOR COVERINGS

Bathroom	300 x 600 wall tiles (floor to ceiling) 300 x 600 floor tiles – as per selected colour scheme
Ensuite	300 x 600 wall tiles (floor to ceiling) 300 x 600 floor tiles – as per selected colour scheme
Powder Room (if applicable)	300 x 600 wall tiles (1200mm high) 300 x 600 floor tiles – as per selected colour scheme
Kitchen	Splashback tiles – as per selected colour scheme
Laundry	300 x 600 floor tiles including single row of skirting tiles 400 x 200 splashback tiles – as per selected colour scheme
Timber Flooring	Hybrid timber-look flooring to living areas, kitchens and entries – as per selected colour scheme
Carpet	Quality NZ wool carpet to bedrooms and upper floor stairs and corridors – as per selected colour scheme

ELECTRICAL & DATA

Internal Lights	LED down lights throughout
Living	2 double power points, 1 TV point, 1 data point
Dining	1 double power point
Kitchen	2 double power points (includes one to island bench where applicable) plus single power points for dishwasher, microwave and fridge
Master Bedroom	3 double power points, 1 TV point, 1 data point
Bedrooms/Multi-purpose Room	2 double power points
Bathroom/Ensuite	Heat lamp and exhaust fan, 1 double power point
Laundry	1 double power point, 1 single for garage door as per Architect's design

ELECTRICAL & DATA

External Lighting	Weather-proof light fitting to balcony/courtyard
Aerial	Connection to free-to-air aerial and MATV including Foxtel (connection and service fees not included)
Safety Switch	Safety switch and circuit breakers to meter box
Smoke Detector	Hardwired smoke detector with battery backup
NBN/Telephone/Data	The building will be provided with fibre to the premises (connection and subscription fees payable by owner)

BALCONY/COURTYARD

Floor	600 x 600 engineered paving tile installed on raised pedestals to balconies (if applicable) Saw cut concrete to courtyards
Soffit	Applied textured paint finish or timber look as per Architect's design
Balustrades	Perforated aluminium or masonry as per Architect's design
Tap	Cold water tap provided to courtyard

BUILDING AMENITIES & FINISHES

Structure	Timber frames and trusses
External Walls	Masonry, glazing, cladding and other finishes to Architect's detailed design
Floor	Reinforced concrete suspended slabs
Roof	Timber roof trusses covered with Colorbond roof sheeting
Letterboxes	1 x lockable letterbox per townhouse located near building entry

BUILDING AMENITIES & FINISHES

Waste Disposal	Basement garbage room accessible by all occupants, to authority requirements
Electrical Services	Individual usage separately metered by and connected to electricity provider. Meters included
Water and Sewerage	Water and sewerage supply to each townhouse by ICON Water. Usage billed to Body Corporate
Hot Water	Instantaneous gas hot water unit
Maintenance	90-day maintenance period as per contract

ACCESS

Keys	Two-bedroom townhouses will be provided with 2 x keys for the front door Three-bedroom townhouses will be provided with 3 x keys for the front door
Garage/Basement	Two-bedroom townhouses will be provided with 2 x proximity fobs and 1 x remote per garage space Three-bedroom townhouses will be provided with 3 x proximity fobs and 1 x remote per garage space

CAR PARKING

Car Parking	Single/double garage with internal access as per plan
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