

# DAWN

AT FOUNDERS LANE

## INCLUSIONS LIST

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**COMMON AREAS AND SHARED FACILITIES**

<b>CORRIDORS AND LOBBIES</b>	Floor finish, wall finish, lighting and features to architect's detailed design including floor tiles and carpet.
<b>LETTERBOXES</b>	1 x lockable letterbox per apartment.
<b>LIFTS</b>	Lifts servicing all floors and basements as shown on plans. Lift finishes to architect's detailed design.
<b>WASTE DISPOSAL</b>	Garbage chute to each level for general waste. Waste room at each level for recycling. Supply of bins to garbage rooms and waste management generally to be the responsibility of body corporate.
<b>COMMUNAL SPACE</b>	Rooftop garden to architect's detailed design.

**ACCESS CONTROL**

<b>ACCESS CONTROL</b>	Access control system including programmable proximity reader for floor by floor lift control, vehicle entry and exit to car parking.
<b>BASEMENT ACCESS</b>	Each apartment will be provided with a proximity controller per car park for entry to the car park.
<b>KEYS</b>	Each apartment will be provided with 2 x keys for the apartment front door.
<b>VISITOR ACCESS</b>	Audio visual intercom to unit at ground floor lobby and lift to apartment to be located to architect's detailed design.

**COMMUNICATIONS AND DATA SERVICES**

<b>COMMUNICATIONS</b>	Telephone and intercom point.
<b>DIGITAL TV</b>	Pre-wire and connection to Free to Air TV channels in rooms specified.
<b>DATA</b>	Fibre to the premises enabled, including infrastructure enabling Foxtel.

**GENERAL APARTMENT FINISHES**

<b>ACOUSTIC</b>	Acoustic separation between apartments is to be provided in accordance with the National Construction Code (NCC).
<b>APARTMENT AIR CONDITIONING</b>	Ducted reverse cycle air conditioning system to living room and bedrooms. Condensers will be located away from balconies in central locations.
<b>BALUSTRADE</b>	To NCC requirements and architect's detailed design as per plan.
<b>CAR PARKING</b>	Allocated secure basement car spaces as per the sale contract.
<b>CEILING FINISHES</b>	Suspended plasterboard paint finish.
<b>CEILING HEIGHTS</b>	As per architect's detailed design, typically high ceiling 2.65m to living areas and bedrooms. Standard 2.4m ceiling height to hallway, kitchens, ensuites and bathroom. Bulkheads to architect's detailed design.
<b>DOORS</b>	Entry doors (fire rated solid doors) and internal doors (semi-solid). Door opening as per architectural plan.
<b>ELECTRICAL SERVICES</b>	Usage of each apartment separately metered by and connected to utility electricity service.

**GENERAL APARTMENT FINISHES...CONTINUED**

<b>ENERGY EFFICIENCY RATING</b>	All apartments will have a minimum Energy Efficiency Rating (ACTHERS) – EER of 6.0.
<b>GLAZING</b>	Aluminium framed double glazed windows and sliding doors. Glazing to meet energy efficiency requirements under NCC.
<b>HOT WATER</b>	Common individual metered gas hot water system.
<b>INTERNAL WALL FINISHES</b>	Plasterboard and paint finish to architect's detailed design.
<b>MAINTENANCE</b>	90 day maintenance period for all apartments from date of Settlement.
<b>SKIRTING / ARCHITRAVE</b>	As per architect's detailed design.
<b>STORAGE</b>	Allocated basement storage as per basement plan.
<b>WATER &amp; SEWERAGE</b>	Water and sewerage supply to each apartment by ICON Water. Usage billed to body corporate and apportioned between apartments according to final unit entitlements.
<b>ENTRY</b>	
<b>ACCESS / SECURITY</b>	Intercom station providing access control between entry foyer door station and apartment releasing main entry door and lift to apartment to be located as per architect's detailed design.
<b>FINISHES</b>	Engineered blackbutt floating flooring. Refer to plan and Purchaser's selection.
<b>LIGHTING</b>	LED recessed downlights to NCC requirement and architect's detailed design.

**BALCONY**

<b>FLOOR TREATMENT</b>	Pedestal pavers.
<b>LIGHTING</b>	Recessed light fitting to architect's detailed design.
<b>POWER</b>	1 x outdoor GPO per apartment.
<b>WALLS</b>	To NCC requirements and architect's detailed design, which may include a combination of paint finish, precast masonry, glazing or metal.

**LIVING ROOM**

<b>FINISHES</b>	Engineered blackbutt timber floating flooring. Refer to plan and Purchaser's selection.
<b>LIGHTING</b>	LED recessed lighting to NCC requirements and to architect's detailed design.
<b>POWER</b>	2 x double GPO.
<b>TV</b>	Free-to-air and data outlet.

**DINING ROOM (WHERE SHOWN ON PLAN)**

<b>FINISHES</b>	Engineered blackbutt timber floating flooring. Refer to plan and Purchaser's selection. Painted plasterboard to walls and ceiling.
<b>LIGHTING</b>	LED recessed lighting to NCC requirements and to architect's detailed design.
<b>POWER</b>	1 x double GPO.

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**KITCHEN**

<b>BENCHTOP</b>	Modern slimline reconstituted stone benchtop (20mm).
<b>COOKTOP</b>	SMEG 600mm wide induction cooktop.
<b>DISHWASHER</b>	SMEG semi-integrated multi-function dishwasher with 5 stars WELS efficiency rating.
<b>FINISHES</b>	Engineered blackbutt timber floating flooring. Refer to plan and Purchaser's selection. Painted plasterboard to walls and ceiling.
<b>JOINERY, OVERHEAD CABINETS &amp; FEATURE JOINERY</b>	Typical: All panelling in a 2-pac and polytec laminate finish. Soft close mechanisms. Refer to Purchaser's selection for chosen colour.
<b>JOINERY HANDLES</b>	Finger pull to drawers and overhead cupboards.
<b>LIGHTING</b>	LED recessed lighting to NCC requirements and to architect's detailed design.
<b>OVEN</b>	SMEG 600mm wide 9 functions Thermoseal oven.
<b>POWER</b>	1 x double GPO. 1 x double GPO with USB charger on island bench (where applicable). Power to appliances as required.
<b>RANGEHOOD</b>	SMEG undermount 600mm wide, ducted rangehood.
<b>SINK</b>	Single or double bowl stainless steel sink as per unit type plan.
<b>SPLASHBACK</b>	Glass or mirror splash back. (refer to colour selection)
<b>TAPWARE</b>	Dorf kitchen mixer with retractable spray.
<b>TELEPHONE</b>	Telephone line via NBN point.

**LAUNDRY**

<b>FINISHES</b>	Tiles to floor and painted plasterboard to walls and ceiling.
<b>LAUNDRY DOOR</b>	Joinery doors to architect's detailed design.
<b>LAUNDRY SINK</b>	Laundry sink to suit layout.
<b>LAUNDRY SINK TAPWARE</b>	Chrome sink mixer to architect's detailed design.
<b>LIGHTING</b>	LED recessed lighting to NCC requirements and to architect's detailed design.
<b>POWER</b>	2 x double GPO.
<b>SPLASHBACK</b>	Wall tiles to architect's detailed design.
<b>VENTILATION</b>	Mechanically ventilated to NCC requirements.
<b>WASHING MACHINE COCKS</b>	Chrome wall mounted hot/cold machine cocks.
<b>DRYER</b>	Wall hung dryer to architect's detailed design.

**BATHROOM / ENSUITE**

<b>FINISHES</b>	600mm x 600mm for floor and walls as per Purchaser's selection.
<b>LIGHTING</b>	LED recessed lighting to NCC's requirements and architect's detailed design.
<b>POWER</b>	1 x double GPO.
<b>SHOWER MIXER</b>	Caroma Luna single shower on rail.
<b>SHOWER SCREEN</b>	Semi-frameless glass shower screen.

## BATHROOM / ENSUITE...CONTINUED

<b>BATH</b>	Caroma back to wall acrylic bath. Only applicable to apartments where a bath is indicated on the unit type plan.
<b>TOILET ROLL HOLDER</b>	Caroma Luna single chrome toilet roll holder.
<b>TOILET SUITE</b>	Caroma back to wall toilet suite with soft close
<b>TOWEL RAIL</b>	Caroma chrome towel rail.
<b>TOWEL RING</b>	Caroma chrome hand towel holder.
<b>VANITY UNIT</b>	Custom wall hung joinery. 2-pac paint finish with reconstituted stone top to match kitchen benchtop.
<b>VANITY MIXER</b>	Caroma basin mixer with efficient 6 stars WELS.
<b>VENTILATION</b>	To NCC requirements.

## MASTER BEDROOM

<b>FINISHES</b>	Carpet to floor and painted plasterboard to walls and ceiling.
<b>LIGHTING</b>	LED recessed lighting to NCC's requirements and architect's detailed design.
<b>POWER</b>	2 x double GPO. 1 x double GPO with USB charger.
<b>TV/COMMS</b>	Free-to-air and data outlet.
<b>WARDROBE</b>	Wardrobe joinery includes a combination of full height and half height hanging in addition to open shelving. Doors to be full height mirrored sliders with a slimline frame. Laminate finish to joinery internals.

## SECONDARY BEDROOMS

<b>FINISHES</b>	Carpet to floor and painted plasterboard to walls and ceiling.
<b>LIGHTING</b>	LED recessed lighting to NCC's requirements and architect's detailed design.
<b>POWER</b>	2 x double GPO.
<b>WARDROBE</b>	Wardrobe joinery includes a combination of full height and half height hanging in addition to open shelving. Doors to be full height mirrored sliders with a slimline frame. Laminate finish to joinery internals.

## PURCHASER'S SELECTION

<b>COLOUR SCHEME SELECTION</b>	There are 2 colour schemes that will be made available to the Purchaser: Eclipse (Dark) & Haze (Light). The Purchaser is to make their colour selection at time of Contract of Sale
<b>MATERIALS</b>	Purchasers are advised that the finishes proposed for use in the apartments may include natural materials such as stone or timber. These materials by nature will display characteristics and colouring which vary from the samples shown on the display colour boards. These natural variations should be expected and appreciated.
<b>LIGHT, GPO'S, BATHROOM ACCESSORIES</b>	Light fittings, GPOs Intercom systems, free-to-air TV, telecommunication outlets and bathroom accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design.
<b>PRODUCT SUBSTITUTION</b>	The Seller reserves the right to substitute any specified inclusions with that of equal or higher quality.

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**UPGRADE OPTION**

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<b>JOINERY</b>	Storage cupboards in lieu of breakfast bar.
<b>BUILT-IN MICROWAVE</b>	SMEG built-in microwave to kitchen joinery.
<b>LED LIGHT STRIP</b>	LED light strip to shaving cabinets in ensuite, main bathroom and kitchen splash back.
<b>TIMBER FLOOR</b>	Timber floor laid in standard pattern in bedrooms. Does not apply to wet areas.
<b>APPLIANCES*</b>	SMEG 900mm induction cooktop SMEG 900mm undermount rangehood SMEG Combi Oven

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\* Upgrade available for 2 bedroom apartments only