

EMBARCK

ON NORTHBOURNE

INCLUSIONS LIST

RESIDENTIAL

JWLAND



EMBARK

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COMMON AREAS

CORRIDORS AND LOBBIES	Floor finish combination of carpet and tiles. Wall finish Painted Gyprock or similar, lighting and features to architect's detailed design.
LETTERBOXES	1 x lockable letterbox per apartment.
LIFTS	Lifts servicing all floors and basements as shown on plans. Lift finishes to architect's detailed design.
WASTE DISPOSAL	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.

ACCESS CONTROL

ACCESS CONTROL	Access control system including programmable proximity reader for floor by floor lift control, vehicle entry and exit to car parking.
BASEMENT ACCESS	Each apartment will be provided with a proximity controller per car spot for entry to the car park.
KEYS	Each apartment will be provided with 2 x keys for the apartment front door.
VISITOR ACCESS	Audio visual intercom station providing access control between entry foyer door stations and apartment releasing main entry door, and lift to apartment is to be located subject to architect's detailed design.

COMMUNICATIONS AND DATA SERVICES

DIGITAL TV	Pre-wire and connection to free-to-air TV channels in rooms specified.
DATA AND TELEPHONE	Fiber to the premises enabled, including infrastructure enabling Foxtel.

GENERAL APARTMENT FINISHES

ACOUSTIC	Acoustic separation between apartments is to be provided in accordance with the National Construction Code (NCC).
AIR CONDITIONING	Ducted reverse cycle air conditioning system to living room and bedrooms. Condensers will be located on balconies.
BALUSTRADES	To NCC requirements and architect's detailed design including framed glazed, precast, concrete and metal balustrades depending on the apartment type and location.
CAR PARKING	Allocated secure basement car spaces as per the sale contract.
INTERNAL CEILING FINISHES	Suspended plasterboard paint finish.
CEILING HEIGHTS	High ceiling generally 2550mm to living areas and bedrooms, standard ceiling height (typically 2400mm) to kitchens, ensuites and bathrooms. Bulkheads to architect's detailed design.

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DOORS	All apartment entry (fire rated) and internal (hollow core) doors are to be generally 2040mm high.
EER	All apartments will have a minimum Energy Efficiency Rating (ACTHERS) – EER of 6.
ELECTRICAL SERVICES	Usage of each apartment separately metered and connected to electricity service. Meters will be included.
FLY SCREENS	Openable windows and external sliding doors. Excluding winter gardens.
GLAZING	Aluminium framed double glazing to windows and sliding doors. Glazing to meet minimum energy efficiency requirements under NCC.
HOT WATER	Common individual metered gas hot water system.
INTERNAL WALL FINISH	Plasterboard and paint finish to architect's detailed design.
MAINTENANCE	90-day maintenance period for all apartments from date of settlement via electronic portal only.
SKIRTING AND CORNICE DETAIL	Square set ceilings to architect's detail. Timber skirting finished to trims as per colour scheme.
STORAGE	Allocated basement storage as per plan.
WATER AND SEWERAGE	Water and sewerage supply to each apartment by ICON Water. Usage billed to body corporate and apportioned as between apartments according to final unit entitlements.

ENTRY

ACCESS / SECURITY	Intercom station providing access control between entry foyer door stations and apartment releasing main entry door, and lift to apartment.
FINISHES	Luxury carpet flooring (refer to plan).
LIGHTING	LED downlights to NCC requirement and subject to architect's detailed design.

BALCONY, COURTYARDS AND WINTER GARDENS

FINISHES	Pedestal pavers or tiles to balconies and courtyards as per architect's detailed design.
LIGHTING	Light fitting to architect's detailed design.
POWER	1 x outdoor double GPO per apartment.
WALLS	To NCC requirements and architect's detailed design, which may include a combination of paint finish, masonry, glazing or metal.
CEILING AND SOFFIT	Exposed off-form concrete to balconies and winter gardens.

LIVING ROOM

COMMUNICATIONS	Telephone and intercom point.
FINISHES	Luxury carpet flooring (refer to plan). Painted plasterboard to walls and ceiling.
LIGHTING	LED lighting to NCC requirements and subject to architect's detailed design.

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POWER	2 x double GPO.
TV	Free to Air and data outlet.

DINING ROOM (WHERE SHOWN ON PLAN)

FINISHES	Luxury carpet flooring (refer to plan). Painted plasterboard to walls and ceiling.
LIGHTING	LED lighting to NCC requirements and subject to architect's detailed design.
POWER	1 x double GPO.

KITCHEN

BENCHTOPS	Engineered reconstituted stone benchtop.
COOKTOP	Fisher & Paykel 600mm induction cooktop.
DISHWASHER	Fisher & Paykel dishwasher.
FINISHES	Tiles to floor and painted plasterboard to walls and ceiling.
FRIDGE CAVITY	Clear cavity provision for occupant fridge – min. 900mm.
JOINERY CARCASS	Carcass and internal shelves – moisture resistant melamine.
JOINERY DOORS AND DRAWERS	Mixture of textured timber-look or coloured laminate finish with soft-close mechanisms.
JOINERY HANDLES	Architectural designed handles.

LIGHTING	LED and lighting to NCC requirements and subject to architect's detailed design.
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OVEN	Fisher & Paykel 600mm oven.
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POWER	1 x double GPO above bench. 1 x double GPO with USB charger to island where applicable. 1 x double GPO to microwave hutch. Power to appliances as required.
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RANGE HOOD	Fisher & Paykel concealed fully ducted extraction unit, externally ventilated.
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SINK	Bowl size depending on plan type, stainless steel under mount sink – refer architect's detailed design.
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SPLASHBACK	Mirrored splashback.
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TAPWARE	Mixer tap with swivel head.
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LAUNDRY

DOOR	Joinery doors subject to architect's detailed design.
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DRYER	Wall mounted dryer to builder's specification.
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FINISHES	Tiled floor and skirting, painted plasterboard to walls and ceiling.
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LIGHTING	LED lighting to NCC requirements and subject to architect's detailed design.
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POWER	1 x double GPO in addition to GPOs as required for appliances.
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SINK	Single bowl laundry tub.
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SPLASHBACK	Large format wall tile.
TAPWARE	SUPERTUB or similar in chrome and white.
VENTILATION	Mechanically ventilated to NCC requirements.
WASHING MACHINE STOPS	Standard chrome hot and cold stops provided.

BATHROOM / ENSUITE

ACCESSORIES	Towel rail, hand towel rail/ring, toilet roll holder, robe hook(s) and shower shelf to designer's selections.
BATH	Semi free standing bath positioned as per architect's detailed design, where applicable.
BASIN	Semi inset ceramic basin with mixer tap.
FINISHES	Floor tiles, full height wall tiles to all walls. Engineered reconstituted stone benchtop.
LIGHTING	LED lighting to NCC requirements and subject to architect's detailed design.
POWER	1 x double GPO per basin refer to architects detailed design for layout.
SHOWER	Mixer and rose to designer's selection.
SHOWER SCREEN	Semi-frameless glass shower screen and door.
TOILET SUITE	Wall-faced close coupled toilet suite.

VANITY	Wall mounted mirrored melamine cabinets with timber look laminate drawers.
VENTILATION	To NCC requirements.

MASTER BEDROOM

FINISHES	Carpeted floor and painted plasterboard to walls and ceiling.
LIGHTING	LED lighting to NCC requirements and subject to architect's detailed design.
POWER	3 x double GPO.
TV/DATA	Free to Air and data outlet.
ROBE	Detailed wardrobe fitout to designer's detail. Includes shelves, hanging rails, frameless mirrored sliding doors.

SECONDARY BEDROOMS

FINISHES	Carpeted floor and painted plasterboard to walls and ceiling.
LIGHTING	LED lighting to NCC requirements and subject to architect's detailed design.
POWER	2 x double GPO.
ROBE	Detailed wardrobe fitout to designer's detail. Includes shelves, hanging rails, frameless mirrored sliding doors.

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PURCHASER SELECTIONS

COLOUR SCHEMES

There are 2 colour schemes that will be made available to the Purchaser. Purchaser is to make their colour selection on or before exchange of contract of sale.

NATURAL MATERIALS

Purchasers are advised that the finishes proposed for use in the apartments may include natural materials such as concrete, stone and timbers. These materials may display characteristics which vary from the samples shown on the display colour boards, which are naturally occurring. These variations should be expected and appreciated and may include colour matched fillers to ensure integrity of the respective material is upheld.

PRODUCT SUBSTITUTION

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

LIGHTING

Light fittings, GPOs intercom systems and free-to-air TV outlets, telecommunication outlets and bathroom accessories are subject to designer's detail. Minor variations in location and quantities of these items may occur following designer's detailing.

UPGRADE: OPTION 1 *^

LIGHTING AND POWER

Dimmers to living and master bedroom lighting. Strip lighting to kitchen and bathrooms as per architect's detailed design.

UPGRADE: OPTION 2 *^

APPLIANCE UPGRADE

A built-in Fisher & Paykel combination microwave oven.

UPGRADE: OPTION 3 *^

TIMBER FLOORING

Luxury engineered timber flooring to living, dining and kitchen.

UPGRADE: OPTION 4 *^

TIMBER FLOORING

Premium Black Butt engineered timber flooring to living, dining and kitchen.

*Location may vary on selected units ^ Refer to architect's plan for detail