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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 not be located on balconies.
BALUSTRADES	To NCC requirements and architect's detailed design including framed glazed balustrades and precast concrete 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 2700mm to living areas and bedrooms, standard ceiling height (typically 2400mm) to kitchens, ensuites and bathrooms. Bulkheads to architect's detailed design.
DOORS	All apartment entry (fire rated) and internal (semi-solid) doors are to be generally 2340mm high. Apartment entry doors to opening 920mm.

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ELECTRICAL SERVICES	Usage of each apartment separately metered by and connected to ACTEW electricity service.
EER	All apartments will have a minimum Energy Efficiency Rating (ACTHERS) – EER of 6.
FLY SCREENS	Openable windows and external sliding doors.
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.

BALCONIES AND COURTYARDS

FINISHES	Pedestal pavers or tiles to balconies and courtyards refer to architects 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.

LIVING ROOM

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	2 x double GPO.

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TV Free to Air and data outlet.

COMMUNICATIONS Telephone and intercom point.

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

FINISHES Tiles to floor and painted plasterboard to walls and ceiling.

LIGHTING LED and lighting to NCC requirements and subject to architect's detailed design.

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.

BENCHTOPS Engineered reconstituted stone benchtop.

COOKTOP SMEG 600mm induction cooktop.

DISHWASHER SMEG fully integrated dishwasher.

FRIDGE CAVITY Clear cavity provision for occupant fridge - min. 900mm.

OVEN SMEG Classic 600mm oven.

RANGE HOOD SMEG concealed fully ducted extraction unit, externally ventilated.

SINK Bowl size depending on plan type, stainless steel under mount sink - refer architects detailed design.

TAPWARE Dorf Vixen retractable Mixer tap.

JOINERY CARCASS Carcass and internal shelves - moisture resistant melamine.

JOINERY DOORS AND DRAWERS Polyurethane finish with soft close mechanisms.

JOINERY HANDLES Architectural pulls.

SPLASHBACK Glass splashback.

LAUNDRY

FINISHES Tiled floor and skirting, painted plasterboard to walls and ceiling.

SPLASHBACK Large format wall tile.

LIGHTING LED lighting to NCC requirements and subject to architect's detailed design.

POWER 1 x double GPO in addition to GPOs as required for appliances.

DRYER Wall mounted dryer to builder's specification.

WASHING MACHINE STOPS Standard chrome hot and cold stops provided.

SINK Single bowl laundry tub.

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TAPWARE	SUPERTUB in chrome.
DOOR	Joinery doors subject to architect's detailed design.
VENTILATION	Mechanically ventilated to NCC requirements.
BATHROOM / ENSUITE	
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	Glass shower screen or door where nominated on architects detailed design with fittings to designer's specialty finish.
TOILET SUITE	Wall faced close coupled toilet suite.
VANITY	Wall mounted mirrored melamine cabinets.
BASIN	Semi inset ceramic basin with mixer tap.
BATH	Tiled island hob bath positioned as per architects detailed design, where applicable.
VENTILATION	To NCC requirements.
ACCESSORIES	Towel rail, hand towel rail/ring, toilet roll holder, robe hook(s) and shower shelf to designer's selections.

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, marble, 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: FOR 1 BEDROOM APARTMENT

TIMBER FLOORING

Luxury engineered timber flooring to living, dining and kitchen.

UPGRADE: FOR 2 AND 3 BEDROOM APARTMENTS

OPTION 1* ^

HEATED ACCESSORIES

The added comfort of heated towel rails and under floor heating to bathrooms and ensuites.

OPTION 2* ^

LIGHTING AND POWER

Dimmers to living and master bedroom lighting. Strip lighting to kitchen and bathrooms as per architects detailed design.

OPTION 3* ^

APPLIANCES UPGRADE

Cooktop:
SMEG SAI95 900mm induction cooktop.
Range hood:
SMEG PUM901X 900mm concealed rangehood.
Microwave:
A built in SMEG FMIA320X microwave.
Oven:
SMEG Classic SFA9310XR 900mm oven upgrade.

OPTION 4* ^

TIMBER FLOORING

Luxury engineered timber flooring to living, dining and kitchen.

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