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COMMON AREAS AND SHARED FACILITIES

CORRIDORS AND LOBBIES	Floor finish, wall finish, lighting and features to architect's detailed design including floor tiles and carpet.
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 for general waste and waste cupboard for recycling throughout the building. Supply of bins to garbage rooms and waste management generally to be the responsibility of body corporate.
COMMUNAL SPACE	Rooftop garden to architect's detailed design.

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 park 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 to unit at ground floor lobby and list to apartment to be located to architect's detailed design.

COMMUNICATIONS AND DATA SERVICES

DATA AND TELEPHONE	National Broadband Network (NBN) enabled, including infrastructure enabling Foxtel via NBN.
DIGITAL TV	Pre-wired for connection to free-to-air TV channels in rooms specified.

GENERAL APARTMENT FINISHES

ACOUSTIC	Acoustic separation between apartments is to be provided in accordance with the National Construction Code (NCC).
APARTMENT AIR CONDITIONING	Ducted reverse cycle air conditioning system to living room and bedrooms. Condensers will be located away from balconies in central locations.
BALUSTRADE	To NCC requirements and architect's detailed design including precast finish, framed glazed or metal finish to balustrades as per floor plans.
CAR PARKING	Allocated secure basement car spaces as per the sale contract.
ENERGY EFFICIENCY RATING	All apartments will have a minimum Energy Efficiency Rating (ACTHERS) – EER of 6.0.
HOT WATER	Common individual metered gas hot water system.
INTERNAL WALL FINISHES	Plasterboard and paint finish to architect's detailed design.
MAINTENANCE	90 day maintenance period for all apartments from date of Settlement.
CEILING FINISHES	Suspended plasterboard paint finish.



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GENERAL APARTMENT FINISHES...CONTINUED

CEILING HEIGHTS	High ceiling (typically 2.7m) to living areas and bedrooms. Standard ceiling height (typically 2.4m) to hallways, kitchens, ensuites and bathrooms. Bulkheads to architect's detailed design.
DOORS	All apartment entry doors (solid doors with glass side light) and internal doors (semi-solid). Apartment entry doors have a clear opening of 920mm.
ELECTRICAL SERVICES	Usage of each apartment separately metered by and connected to ACTEW electricity service.
SKIRTING / ARCHITRAVE	As per architect's detailed design
STORAGE	Allocated basement storage as per basement plan.
WATER & 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.
GLAZING	Aluminium framed double glazed windows and sliding doors. Glazing to meet minimum energy efficiency requirements under NCC.

ENTRY

ACCESS / SECURITY	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.
FINISHES	Fine European oak engineered timber floating flooring. Refer to plan and Purchaser's selection.
LIGHTING	LED recessed downlights to NCC requirement and architect's detailed design.

BALCONY

FLOOR TREATMENT	Light grey paver – refer to Purchaser's Selection.
LIGHTING	Recessed light fitting to architect's detailed design.
POWER	1 x outdoor GPO per apartment.
TAP	1 x tap (ground floor apartments and penthouses only) – refer to unit type plan.
WALLS	To NCC requirements and architect's detailed design, which may include a combination of paint finish, masonry, glazing or metal.

LIVING ROOM

FINISHES	Fine European oak engineered timber floating flooring. Refer to plan and Purchaser's selection.
LIGHTING	LED recessed lighting to NCC requirements and to architect's detailed design.
POWER	2 x double GPO.
TV	Free-to-air and data outlet.
COMMUNICATIONS	Telephone via NBN and intercom point.

DINING ROOM (WHERE SHOWN ON PLAN)

FINISHES	Fine European oak engineered timber flooring. Refer to plan and Purchaser's selection. Painted plasterboard to walls and ceiling.
LIGHTING	LED recessed lighting to NCC requirements and to architect's detailed design.
POWER	1 x double GPO.



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KITCHEN

BENCHTOP	Reconstituted stone benchtop (30mm thick) with waterfall edges as per architect's detailed design.
COOKTOP	Miele 600mm wide induction cooktop.
DISHWASHER	Miele semi-integrated multi-function dishwasher with 5 stars WELS efficiency rating.
FINISHES	Fine European oak engineered timber floating flooring. Refer to plan and Purchaser's selection. Painted plasterboard to walls and ceiling.
FRIDGE	900mm wide fridge cavity with water point provided as per unit type plan.
JOINERY CARCASS	Carcass and internal shelves – melamine.
JOINERY, OVERHEAD CABINETS & FEATURE JOINERY	Typical: All panelling in a 2-pac finish. Feature: Routed panelling in overhead cabinets and front of island bench. Soft close mechanisms. Refer to Purchaser's Selection for chosen colour.
JOINERY HANDLES	Recessed finger pulls to kitchen cabinet joinery. Chrome pull handles to full height pantry cupboards and laundry cupboards.
LIGHTING	LED recessed lighting to NCC requirements and to architect's detailed design.
OVEN	Miele 600mm wide energy efficient, multi-function fan forced electric oven.
POWER	2 x double GPO 1 x double GPO with USB charger Power to appliances as required.
RANGEHOOD	Concealed 600mm wide, ducted rangehood.

SINK	Single or double bowl stainless steel sink as per unit type plan.
SPLASHBACK	Reconstituted stone splashback to match benchtop. Refer to Purchaser's selection for chosen colour.
TAPWARE	Dorf kitchen mixer with retractable spray.
TELEPHONE	Telephone via NBN point.

LAUNDRY

FINISHES	Tiles to floor and painted plasterboard to walls and ceiling.
LAUNDRY DOOR	Joinery doors to architect's detailed design.
LAUNDRY SINK	Single laundry unit with 45L stainless steel tub and cabinet below.
LAUNDRY SINK TAPWARE	Chrome sink mixer to architect's detailed design.
LIGHTING	LED recessed lighting to NCC requirements and to architect's detailed design.
POWER	2 x double GPO.
SPLASHBACK	Wall tiles to architect's detailed design.
VENTILATION	Mechanically ventilated to NCC requirements.
WASHING MACHINE COCKS	Chrome wall mounted hot/cold machine cocks.
DRYER	Wall hung dryer to architect's detailed design.



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BATHROOM / ENSUITE

FINISHES	Ceramic tiles to wall. Natural stone tiles to feature wall and floor. Refer to Purchaser's selection for colours.
LIGHTING	LED recessed lighting to NCC's requirements and architect's detailed design.
POWER	1 x double GPO.
SHOWER MIXER	Chrome single shower mixer. Refer to architect's detailed design.
SHOWER ROSE	Chrome shower head on rail with hand held piece. Refer to architect's detailed design.
SHOWER SCREEN	Fixed frameless/semi frameless glass shower screen. Refer to architect's detailed design.
BATH	Freestanding back-to-wall acrylic bath. Only applicable to apartments where a bath is indicated on the unit type plan.
ROBE HOOK	2 x chrome robe hooks.
TOILET ROLL HOLDER	Single chrome toilet roll holder. Refer to architect's detailed design.
TOILET SUITE	Caroma vitreous china wall faced toilet suite with soft close seat.
TOWEL RAIL	Polished stainless steel heated towel rail with horizontal bars. Refer to architect's detailed design.
TOWEL RING	Chrome hand towel ring. Refer to architect's detailed design.
VANITY UNIT	Studio Bagno basin with custom built wall hung joinery under. Feature routed panels to cabinetry in 2-pac finish.

VANITY MIXER	Two-tone chrome/white basin mixer with efficient 5 stars WELS rating. Refer to architect's detailed design.
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VENTILATION	To NCC requirements.
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MASTER BEDROOM

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

FINISHES	Tufted cut pile carpet to floor and painted plasterboard to walls and ceiling.
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LIGHTING	LED recessed lighting to NCC's requirements and architect's detailed design.
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POWER	2 x double GPO.
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WARDROBE	Wardrobe joinery includes a combination of full height and half height hanging in addition to open shelving with drawers under. Doors to be full height mirrored sliders with a slimline frame. Laminate finish to joinery internals.
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PURCHASER'S SELECTION

COLOUR SCHEME SELECTION

There are 2 colour schemes that will be made available to the Purchaser: Nero and Bianca. The Purchaser is to make their colour selection at time of Contract for Sale.

NATURAL MATERIALS

Purchasers are advised that the finishes proposed for use in the apartments 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.

LIGHT, GPO'S, BATHROOM ACCESSORIES

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.

PRODUCT SUBSTITUTION

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

UPGRADE PACKAGE NO 1 - GRANDE

UNDERFLOOR HEATING

Under floor heating to bathrooms and ensuites. Excluding powder room.

LIGHTING

Includes our designer's selection of pendant feature lighting in kitchen.

BUILT-IN MICROWAVE

Miele built-in microwave to kitchen joinery.

UPGRADE PACKAGE NO 2 - NERO ORO

BENCHTOP

Natural stone benchtop (30mm thick, dark stone) with waterfall edges as per architect's detailed design.

UPGRADE PACKAGE NO 3 - FLOORING

FLOORING

Fine European oak engineered timber flooring laid in Herringbone Pattern (living areas only).

UPGRADE PACKAGE NO 4 - JOINERY

BUILT-IN JOINERY

Built in TV joinery with 2-pac finish to cabinetry. Solid reconstituted stone top to match colour scheme.

SIENA PENTHOUSES

SIENA PENTHOUSE PACKAGE INCLUDES

UPGRADED COOKTOP

Miele induction cooktop 800mm.

UPGRADED RANGEHOOD

Integrated Miele 700mm ducted rangehood.

STEAM OVEN

Miele steam oven in addition to the 600mm fan forced oven.

UNDERFLOOR HEATING

Under floor heating to bathrooms and ensuites. Excluding powder room.

LIGHTING

Includes our designer's selection of pendant feature lighting in kitchen.

BUILT-IN MICROWAVE

Miele built-in microwave to kitchen joinery.

FLOORING

Fine European oak engineered timber flooring laid in Herringbone Pattern (living areas only).

BUILT-IN JOINERY

Built in TV joinery with 2-pac finish to cabinetry. Solid natural stone top to match colour scheme.