



**T H E
M A R K**

INCLUSIONS LIST
RESIDENTIAL

JWLAND

**FOUNDERS
LANE.**



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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

COMMUNICATIONS	Telephone and intercom point.
DIGITAL TV	Pre-wire and connection to Free to Air TV channels in rooms specified.
DATA	Fibre 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.
BALUSTRADE AND WINTER GARDEN	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 with 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 wide.



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LIST**
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LANE.**

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
FLYSCREENS	Openable windows and external sliding doors (excluding winter gardens and bi-fold windows).
GLAZING	Aluminium framed double glazed windows, sliding doors and multi-fold sections in winter gardens. 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.
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	Engineered Blackbutt timber flooring (refer to plan). Refer to Purchaser's selection for chosen colour.
LIGHTING	LED downlights to NCC requirement and subject to architect's detailed design.

BALCONY, WINTER GARDEN AND COURTYARDS.

FINISHES	Pedestal pavers to balconies, courtyards and winter gardens, refer to 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 and/or metal.
CEILING AND SOFIT	Exposed off-form concrete to balconies. Painted plasterboard to winter gardens. Landscaping to some apartments as per architect's detailed design.



THE
MARK

INCLUSIONS
LIST
RESIDENTIAL

V02

FOUNDERS
LANE.

LIVING ROOM

FINISHES	Engineered Blackbutt timber flooring (refer to plan). Refer to Purchaser's selection for chosen colour. Painted plasterboard to walls and ceiling.
LIGHTING	LED lighting to NCC requirements and subject to architect's detailed design.
POWER	2 x double GPO.
TV/DATA	Free to Air and data outlet.

DINING ROOM (WHERE APPLICABLE)

FINISHES	Engineered Blackbutt timber flooring (refer to plan). Refer to Purchaser's selection for chosen colour. 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	Engineered Blackbutt timber floor. Refer to Purchaser's selection for chosen colour. 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 bench (where applicable). 1 x double GPO to microwave hutch. Power to appliances as required.
BENCHTOPS	Engineered reconstituted stone. Refer to Purchaser's selection for chosen colour.
COOKTOP	SMEG 600mm induction cooktop.
DISHWASHER	SMEG fully integrated dishwasher.
FRIDGE CAVITY	Clear cavity provision for occupant fridge - 900mm.
OVEN	SMEG 600mm oven.
RANGE HOOD	Concealed externally ventilated extraction unit.
SINK	Bowl size depending on plan type, stainless steel under mount sink - refer to architect's detailed design.
TAPWARE	Mixer tap with swivel head.
JOINERY CARCASS	Carcass and internal shelves - moisture resistant melamine.
JOINERY DOORS AND DRAWERS	Polyurethane and timber-look laminate finish with soft close mechanisms. Joinery and shelving finishes as per Purchaser's selection and subject to architect's detailed design.
JOINERY HANDLES	Architectural pulls.
SPLASHBACK	Mirrored.



THE
MARK

INCLUSIONS
LIST
RESIDENTIAL

V02

FOUNDERS
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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.
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. Refer to Purchaser's selection for chosen colour.
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 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	Under mount ceramic basin with mixer tap.
BATH	Semi free-standing acrylic bath positioned as per architect's 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 fit-out to designer's detail. Includes shelves, hanging rails, frameless mirrored sliding doors.



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MARK

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SECONDARY BEDROOMS

FINISHES	Carpeted floor. Refer to Purchaser's selection for chosen colour. 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 fit-out to designer's detail. Includes shelves, hanging rails, frameless mirrored sliding doors.

PURCHASER SELECTIONS

COLOUR SCHEMES	Two colour schemes will be made available to the Purchaser. The 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.
PRODUCT SUBSTITUTION	The Seller reserves the right to substitute any specified inclusions with that of a similar quality.
LIGHTING	Light fittings, GPO's 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

THIS UPGRADE PACKAGE IS AVAILABLE ACROSS BOTH COLOUR SCHEMES FOR 2 AND 3 BEDROOM APARTMENTS*^

HEATED ACCESSORIES	Heated towel rails and under floor heating to bathrooms and ensuites for additional thermal comfort.
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UPGRADE: OPTION 2

THIS UPGRADE PACKAGE IS AVAILABLE ACROSS BOTH COLOUR SCHEMES FOR 2 AND 3 BEDROOM APARTMENTS*^

LIGHTING AND DIMMERS	<ul style="list-style-type: none">• Designer's selection of pendant feature lighting installed in the kitchen area;• Strip lighting in the kitchen and bathrooms, as per architect's detailed design; and• The addition of dimmers to living and master bedroom lighting to provide greater flexibility for the use of lighting in each room and reduce ongoing energy costs due to reduced wattage.
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UPGRADE: OPTION 3

THIS UPGRADE PACKAGE IS AVAILABLE ACROSS BOTH COLOUR SCHEMES FOR 2 AND 3 BEDROOM APARTMENTS*^

APPLIANCES UPGRADE	<ul style="list-style-type: none">• A built-in, fully integrated SMEG microwave.• Fridge provided to fit in 900mm cavity.
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* Location may vary on selected units ^ Refer to architect's plan for detail



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PREMIUM UNIT TYPES 20, 25, 25A AND 25B*^

LIGHTING AND DIMMERS

- Designer's selection of pendant feature lighting installed in the kitchen area.
- Strip lighting in the kitchen and bathrooms, as per architect's detailed design.
- The addition of dimmers for living and master bedroom lighting to provide greater flexibility for the use of lighting in each room and reduce ongoing energy costs due to reduced wattage.

HEATED ACCESSORIES

Heated towel rails and under floor heating to bathrooms and ensuites for additional thermal comfort.

APPLIANCE UPGRADE

- SMEG 900mm induction cooktop.
- SMEG 700mm concealed rangehood.
- A built-in, fully integrated SMEG microwave.
- SMEG 600mm PYROLYTIC oven.

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