

THE
P A R A D E

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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. Resident kitchen and dining room.

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 lift 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 as per plan.
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 As per architect's detailed design, typically high ceiling 2.7m to living areas and bedrooms. Standard 2.4m ceiling height to hallway, kitchens, ensuites and bathroom. Bulkheads to architect's detailed design.

DOORS Entry doors (fire rated solid doors) and internal doors (semi-solid). Door opening as per architectural plan.

ELECTRICAL SERVICES Usage of each apartment separately metered by and connected to utility 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 between apartments according to final unit entitlements.

GLAZING Aluminium framed double glazed windows and sliding doors. Glazing to meet 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 Engineered spotted gum 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 Pedestal pavers.

LIGHTING Recessed light fitting to architect's detailed design.

POWER 1 x outdoor GPO per apartment.

WALLS To NCC requirements and architect's detailed design, which may include a combination of paint finish, precast masonry, glazing or metal.

LIVING ROOM

FINISHES Engineered spotted gum 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 line via NBN.

DINING ROOM (WHERE SHOWN ON PLAN)

FINISHES Engineered spotted gum timber floating 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	Modern slimline reconstituted stone benchtop (13mm).
COOKTOP	SMEG 600mm wide induction cooktop.
DISHWASHER	SMEG semi-integrated multi-function dishwasher with 5 stars WELS efficiency rating.
FINISHES	Engineered spotted gum timber floating flooring. Refer to plan and Purchaser's selection. Painted plasterboard to walls and ceiling.
JOINERY, OVERHEAD CABINETS & FEATURE JOINERY	Typical: All panelling in a 2-pac finish. Soft close mechanisms. Refer to Purchaser's selection for chosen colour.
JOINERY HANDLES	Push open drawers, finger pull to overhead cupboards.
LIGHTING	LED recessed lighting to NCC requirements and to architect's detailed design.
OVEN	SMEG 600mm wide 10 functions Thermoseal oven.
POWER	2 x double GPO. 1 x double GPO with USB charger. Power to appliances as required.
RANGEHOOD	SMEG undermount 600mm wide, ducted rangehood.
SINK	Single or double bowl stainless steel sink as per unit type plan.
SPLASHBACK	Mirror splashback.
TAPWARE	Dorf kitchen mixer with retractable spray.
TELEPHONE	Telephone line 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	Laundry sink to suit layout.
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.

BATHROOM / ENSUITE

FINISHES	600mm x 600mm for floor and walls as per Purchaser's selection.
LIGHTING	LED recessed lighting to NCC's requirements and architect's detailed design.
POWER	1 x double GPO.
SHOWER MIXER	Chrome single shower mixer with hand held shower.
SHOWER ROSE	Built in shower rose.
SHOWER SCREEN	Frameless glass shower screen. Refer to architect's detailed design.

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BATHROOM / ENSUITE...CONTINUED

BATH	Caroma back to wall acrylic bath. Only applicable to apartments where a bath is indicated on the unit type plan.
TOILET ROLL HOLDER	L'hotel single chrome toilet roll holder. Refer to architect's detailed design.
TOILET SUITE	Parisi back to wall toilet suite with soft close seat.
TOWEL RAIL	L'hotel polished stainless steel towel rail. Refer to architect's detailed design.
TOWEL RING	L'hotel chrome hand towel ring. Refer to architect's detailed design.
VANITY UNIT	Custom wall hung joinery. 2-pac paint finish with reconstituted stone top to match kitchen benchtop.
VANITY MIXER	Parisi Elli mixer with efficient 6 stars WELS rating. Refer to architect's detailed design.
VENTILATION	To NCC requirements.

MASTER BEDROOM

FINISHES	Carpet to floor and painted plasterboard to walls and ceiling.
LIGHTING	LED recessed lighting to NCC's requirements and architect's detailed design.
POWER	2 x double GPO. 1 x double GPO with USB charger.
TV/COMMS	Free-to-air and data outlet.
WARDROBE	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

FINISHES	Carpet to floor and painted plasterboard to walls and ceiling.
LIGHTING	LED recessed lighting to NCC's requirements and architect's detailed design.
POWER	2 x double GPO.
WARDROBE	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

COLOUR SCHEME SELECTION	There are 2 colour schemes that will be made available to the Purchaser: Myrtle and Waratah. The Purchaser is to make their colour selection at time of Contract of 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 or higher quality.

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UPGRADE OPTION

UNDER FLOOR HEATING Under floor heating to bathrooms and ensuites. Excluding powder room.

BUILT-IN MICROWAVE SMEG built-in microwave to kitchen joinery.

WATER POINT Fridge cavity with water point.

LED LIGHT STRIP LED light strip to shaving cabinets in ensuite, main bathroom and kitchen splashback.

HERRINGBONE TIMBER FLOOR Timber floor laid in Herringbone pattern in lieu of standard pattern.

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Premium

COLOUR SCHEME SELECTION

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

KITCHEN

BENCHTOP	Reconstituted stone benchtop (30mm).
OVEN	SMEG Dolce Stil Novo 15 functions Thermoseal oven.
MICROWAVE	SMEG microwave oven with grill and trim.
SPLASHBACK	Reconstituted stone to match benchtop.
UPGRADED COOKTOP	SMEG 820mm wide induction cooktop.
UPGRADED RANGEHOOD	Undermount SMEG 900mm ducted rangehood.
KITCHEN HANDLES	Finger pull drawers with soft close mechanisms.
FRIDGE	Fridge cavity with waterpoint.
WINE FRIDGE	Vintec single zone 50 bottle wine fridge to island bench.

EXCLUSIVE SELECTIONS

To celebrate the release of the fifth and final building in the Campbell 5 precinct, the developer is offering a number of apartments that possess unrivalled vistas of the surrounding environs.

Brimming with natural light, these premium 3 bedroom apartments located on corners of The Parade have aspects over Lake Burley Griffin, Anzac Parade and Hassett Park.

These apartments deliver contemporary living at its finest, with timeless design including an exquisite range of carefully curated inclusions to create a dream home.

BATHROOM/ENSUITE

BATH	Caroma Contura freestanding oval bath matte white finish.
BATH SPOUT	Parisi Tondo freestanding bath spout.
FINISHES	600mm x 600mm tiles to floor, 1200mm x 600mm wall tiles full height to ceiling.
SHOWER MIXER	Parisi mixer with handheld shower.
SHOWER ROSE	Parisi built-in rain shower rose.
UNDER FLOOR HEATING	Under floor heating to bathrooms and ensuites. Excluding powder room.
VANITY UNIT	Double custom wall hung joinery. 2-pac paint finish and reconstituted stone top to match kitchen benchtop as per plan, with LED light strip.
TOILET	Parisi Ellisse MkII wall faced pan.
TOWEL RAIL	Heated towel rail in each bathroom/ensuite.

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