

Building Exterior

Walls	Combination of cement render, painted finish, glazing and exterior cladding with brick
Windows	Powder coated aluminium frames
Sliding Doors	Powder coated aluminium frames
External Terrace	Tiles and/or paving and/or concrete
Handrails	Powder coated aluminium
Roof	Concrete or lightweight frame
Driveway	Paving or Bitumen/Asphalt
Landscaping	Soft landscape of selected trees and shrubs with paving and pathways

Apartment Interiors - Common Areas

Flooring – Living, Dinning & Entry	Engineered Timber floorboards
Bedroom Floors	Carpet
Walls Generally	Paint finish
Skirting	Timber or MDF skirting
Entry Doors	Timber in metal frame with paint finish
Internal Doors	Hollow core door, paint finish, on metal or timber frames
Electricity	Double power points generally
Door Furniture	Satin chrome lever handles
Ceilings	Painted plasterboard or set ceilings
Lighting	Recessed down lights to kitchens, bathrooms and laundry. Recessed down lights to bedrooms and living areas. Wall lights to balconies.
Telephone	Telephone point to living room and master bedroom
TV	Connections for pay TV and free-to-air television to living area and main bedroom
Internet	Provision for data points to living area/s and third bedroom
Air Conditioning	Zoned ducted air conditioning or concealed multi-split system to living area and bedrooms. Condenser unit located on roof
Hot Water	Individually metered
Wardrobes	White melamine shelving with chrome rail in all bedrooms with mirror glass doors or open shelving
Balconies	Tiled finish

Apartment Interiors - Bathrooms

Wall Tiles	Full height ceramic tiles
Taps	Metallic single lever mixers
Shower Head	Metallic multi directional shower head on rail
Bathroom Accessories	Metallic towel rail, toilet roll holder and robe hook
Toilet	Vitreous China Concealed Cistern Toilet – White
Basin	Vitreous China
Bath (where applicable)	Acrylic Bath
Shower Screen	Frameless shower screen
Vanity Cabinet	Recessed mirror & storage cabinet with internal melamine shelving.
Ventilation	Mechanical ventilation ducted to outside of building

Apartment Interiors - Kitchen

Oven	Grey 60cm Pyro Oven – Miele
Rangehood	90cm Built-In Ducted Rangehood – Miele
Dishwasher	Semi-Integrated – Miele
Microwave	Grey Microwave Oven with Grill – Miele
Floor Finish	Engineered Timber Floor
Fridge	Integrated Fridge/Freezer – Fisher & Paykel
Fridge	Integrated Fridge/Freezer including Ice Maker – Fisher & Paykel
Wine Fridge	Built-Under Wine Conditioner – Miele (Upgrade)
Skirting	Painted Timber
Splashback	Reconstituted stone splashback
Kick Plate	Laminate
Cupboards	Laminated or Polyurethane finish to doors, drawers and exposed panels. White melamine interior
Benchtop	Reconstituted stone bench tops
Sink	Stainless steel single bowl
Taps	Metallic lever mixer

Apartment Interiors - Laundry

Skirting	Tiles
Splashback	Tiles
Laundry Sink	Stainless steel tub
Laundry Cabinets	Laminated or Polyurethane finish to doors, drawers and exposed panels. White melamine interior
Benchtop	Reconstituted Polished stone bench tops
Laundry Taps	Metallic lever mixer
Clothes Dryer	Dryer – Fisher & Paykel
Washing Machine	Washing Machine – Fisher & Paykel
Walls and Ceiling	Paint Finish
Ventilation	Mechanical ventilation ducted to outside of building

EXCLUDED ITEMS & CLARIFICATIONS

Exclusions:

The Following items are excluded from the contract:

1. Soft or Loose furnishing's
2. Pendant, chandelier, free-standing and wall mounted light fittings
3. Joinery units other than wardrobes, kitchens and bathroom vanity cupboards
4. Make up mirrors or mirrors fixed to walls (other than vanity unit mirrors)
5. Televisions, DVD players, stereos, toasters, kettles and other loose electrical or white good items
6. Telephone handsets
7. Free standing/potted plants /plants
8. Wallpaper or other wall coverings other than base paint finish (note the contract excludes feature colours)
9. Unfixed items generally as shown in display suite, computer generated marketing images and display model

Disclaimer: The purchaser specifically acknowledges and agrees that the appliances, fixtures and finishes referred to in this schedules may be substituted by the vendor should the product range quoted be unavailable or should the vendor decide to install alternative products and the purchaser specifically acknowledges that the vendor may substitute such other materials, colours or brands as the vendor, in its discretion deems necessary. The vendor confirms that the substitutes will be similar to the items referred to in these Schedules. In addition the purchaser specifically acknowledges and agrees that the design and location of fixtures and fittings may be altered as the vendor in its absolute discretion deems necessary. The vendor confirms that the alternate design or location will not adversely affect the use of functionality of the fixture or fitting.

