

# Specifications

## Apartment Interiors Inclusive

**Party Walls** Painted walls. Acoustic insulation and fire-resistance ratings as per BCA requirements.

**Internal Walls** Painted, flushed plasterboard walls.

**Entry Door** Fire rated self-closing door.

**Internal Doors** Painted, hollow-core doors with semi-gloss finish.

**Internal Door Hardware** Designer range handles.

**Built-in Robes** Sliding doors complete with shelf and hanging rail.

**Walk-in Robes** Shelf and hanging rail.

**Ceilings** Painted plasterboard ceilings. Generally 2.7m high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services.

### Electrical & Communications

**GPO & Light Switch Plates** Generous provision of GPO and light switches throughout.

**Smoke Detectors & Fire Alarm** Included.

**Light Fittings** Down-lights or surface-mounted fittings as required.

**Exhaust Fans** Provided to ensuites, bathrooms and laundry.

**TV Point(s)** Provided to living and all master bedrooms. (Number varies according to apartment type).

**Internet Points** Data point(s) provided. (Number varies according to apartment type).

**Telephone Points** Telephone point(s) provided. (Number varies according to apartment type).

**Intercom system** Colour screen wired to intercom.

### Flooring

**Kitchen** 300mm x 600mm, fully-vitrified floor tiles.

**Ensuite & Bathroom** Fully-vitrified floor tiles.

**Living, Dining & Bedrooms** High quality carpet.

**Bedrooms and Robes** High quality carpet.

### Kitchen, Bathroom & Laundry

**Kitchen Cabinetwork** Combination of vinyl wrap and timber look laminate. Soft-close drawers provided. Overhead cupboards over cooktop.

**Kitchen Benchtops** Selected reconstituted stone benchtop.

**Kitchen Splashback** Selected single format material splashback, or an alternative feature mosaic tile splashback option.

**Microwave Recess** Provided with power-point.

**Cupboard Door Fixtures** Selected designer range handles.

**Bathroom/Ensuite Shower** Semi-frameless clear glazed shower screen.

**Bathroom/Ensuite Splashback** Selected tiled finish.

**Bathroom Wall Tiles** Full-height, rectified ceramic wall tiles.

**Mirrors** Included.

**Laundry Benchtop** Selected reconstituted stone benchtop.

**Washing Machine Recess** Provided with power-point. Concealed washing machine taps provided.

**Bath** Free-standing bath to selected apartments.

### Appliances

**Cooktop** AEG 60cm 4 zone ceramic cooktop, touch controls.

**Oven** AEG 60cm, large 78lt capacity 5 multifunction digital oven, electronic clock.

**Rangehood** AEG 55cm concealed undermount rangehood.

**Dishwasher** AEG 60cm stainless steel, free-standing dishwasher to most apartments.

**Fridge Recess** GPO provided. Water supply to 900mm and larger width recesses.

**Dryer** Clothes dryer included in all laundries.

**Hot Water System** Communal heat pump system with back-up electric booster.

### Air Conditioning

**Type A + E apartments** - Split system to living area.

**Type B apartments** - Ducted system to living.

**Type C Apartments** - Ducted system to living and master bedroom.

**Type D apartments** - Ducted system to living and master bedroom.

**Penthouse apartments** - Ducted system to living and all bedrooms.

### Fixtures & Tapware

**Kitchen Tap** Chrome hob mixer included.

**Kitchen Sink** Stainless steel single/1.5/double under-mounted sink as per drawings.

**Basin Tap Sets** Basin mixer included.

**Basins** White ceramic wall mounted basins to ensuite and bathroom.

**W/C** Wall faced toilet suite.

**Shower Head** Included.

**Shower Mixer** Included.

**Bath** Free-standing bath where applicable. Mixer tap included.

**Laundry Trough Taps** Hob mixer included.

**Laundry Trough** Undermount laundry trough.

**Bathroom Accessories** Selected designer chrome range.

**Bathroom Towel Rail** Double towel rail included.

**Bathroom Toilet Paper Holder** Toilet roll holder included.

## Apartment Interiors Upgrade

### Flooring

Timber floor finish to living, dining and kitchen.

### Kitchen

**Cabinetry** Timber veneer to cabinetry on island bench and full height cabinetry.

### Appliances

**Cooktop & Rangehood** Choice of (dependent on unit size) designer selected AEG 60cm or 90cm induction cooktop with rangehood size to suit.

**Dishwasher** AEG 60cm semi-integrated dishwasher.

**Microwave** AEG built-in microwave.

**Fridge** Fisher & Paykel 60cm fridge with included kit, available to unit types A, B and E. Fisher & Paykel 90cm integrated fridge available to unit types C, D and P.

### Bathroom & Laundry

**Finishes** Higher specification feature mosaic tile in lieu of ceramic mosaics.

### Sanitary Fixtures & Tapware

**Kitchen Tap** Chrome pull-out hob mixer available.

**Basin Mixer** Designer mixer available.

**Shower Head** Designer set available.

**Shower Mixer** Designer mixer available.

### Lights

**Kitchen Recessed** LED strip light to overhead cabinets (Prices on application).

**Bathroom Recessed** LED strip light to bathroom cabinet (Prices on application).

*Disclaimer: Upgrades only apply where the buyer has selected to upgrade their apartment. Not all items in the schedule of finishes may be applicable to every apartment type. With regards to certain items and finishes, number may vary according to apartment type. Some finishes and upgrades are priced on application.*

## General Building Finishes

### Exterior Building Fabric

**External Walls** Combination of acrylic rendered masonry and insulated steel framed external walls with lightweight feature cladding.

**External Windows** Powder-coated, aluminium glazed frames. Glazing meets or exceeds Australian Standards throughout. Low-energy glazing utilised as required to exceed building codes. Double glazing to all penthouses.

**Flyscreens** Included in all apartments.

**External Balustrades** Powder coated aluminium framed and glazed balustrades to all apartments. Frameless glass balustrades with stainless steel or powder coated aluminium handrail to communal areas.

**Roofing** Colorbond metal sheeting and concrete deck as required.

**Balconies** Slip-resistant vitreous tiles. With semi-frameless, glass balustrades.

**Privacy Screens** Perforated metal screens.

**Landscaping** Resort quality landscape with feature lighting.

**Letterboxes** Internal mail room with parcel delivery and generous lockable letterboxes.

**Stores** Storeroom provided to each apartment. (Refer to strata plan for allocation, size and location).

**Car Park** Concrete floor with painted bay numbers.

### Entrance Lobby

**Lifts** Two generous high spec lifts servicing all floors. Quality interior fit out featuring stainless steel, timber look panels and stone floor.

**Main Foyer** Glazed frameless automatic entry doors. Stunning wall detailing including patterned feature brick, textured plasterboard and timber lining. Natural stone floor finish. Feature plasterboard ceilings detailed with track lighting and stunning pendants. Sitting area featuring inset carpet, designer furniture and selected artwork.

### Leisure Facilities

**Lounge & Dining** Natural stone floor finish throughout with custom designed inset carpet. Timber and concrete-look clad wall lounge area featuring designer furniture and recessed fire-place. Feature plasterboard ceilings detailed with recessed designer lighting and stunning pendants.

**Games Room** Fully furnished games room with feature wall.

**Swimming Pool** ~15m x ~3.5m pool with natural stone edging. Electric heat pump (or similar) for extended swimming season.

**Pool Deck** Natural stone flooring or similar with recessed garden beds and feature lighting. **Poolside Furniture** - Premium quality sun lounges, casual chairs and tables provided. **Pool Fence** - Frameless glass with self-closing gates and safety latches.

**Heated Spa** ~3.2m x ~3.0m with tiered seating with natural stone edging and garden bed surround.

**Cabana** Built-in barbecue area with casual outdoor dining table and chairs provided. Purpose built kitchenette doubling as breakfast bar provided.

**Sauna** Timber-lined sauna with built-in seating and outdoor shower.

**Fitness Centre** Fully equipped and air-conditioned gymnasium with various cardio and weights equipment.

**Outdoor Cinema** Projector Screen and casual loose seating.

### Security

**Access** Keyless electronic access to ground floor lobby and car park. Controlled lift access to individual floors.

**Security Lighting** Included.

### Sustainable Initiatives

**Glazing** Energy efficient glazing used to satisfy BCA energy requirements.

**Efficient Lighting** LED and/or efficient lighting used where applicable. The car park and common areas are equipped with motion sensors to reduce consumption.

**Passive Shading** Deep-set, external facing balconies with perforated screens provide shading to living areas.

**Cross-ventilation** Where applicable, bedrooms and living rooms are supplied with operable windows and doors to facilitate ventilation.

**Waterwise Fixtures & Fittings** Fixtures and fittings to comply with the Building Code for WELS star rating.

**Efficient Air-conditioning** Energy efficient, air-conditioning to living areas, bedrooms and communal areas.

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