

### SCHEDULE OF INCLUSIONS

EXTERNAL WALLS	A combination of architectural render over masonry construction with lightweight cladding feature areas.
INTERNAL WALLS	Generally steel stud partition walls lined with plasterboard Coved cornice and timber skirting. Paint finish.
COMMON WALLS	Fire and Acoustic rated common walls lined with painted plasterboard.
CEILINGS	Textured paint to concrete soffits generally throughout units and on balconies. Painted plasterboard ceilings to wet areas and to units with roof only above.
ROOFING	Colorbond roof sheeting on a timber truss frame.
WINDOWS	Selected powdercoat aluminium framed glass windows. Flyscreens to all windows
PAINTING	Plasterboards ceilings and walls to have two coats of washable low sheen acrylic. Textured paint ceiling to concrete soffits.
FLOOR COVERINGS	Carpet in all bedrooms and living areas. Selected ceramic tiles to kitchen ,laundry, balcony, bathroom and ensuite floors .
WALL TILING	Splashback to kitchen, vanities and laundry. Wall tiles to bathroom shower and bath area. Skirting tile and painted plasterboard to remaining ensuite and bathroom walls.
JOINERY	Selected laminate Kitchen cabinets and bench top with overhead cupboards. Microwave shelf. Full height pantry. Bathroom and ensuite vanity cabinets will have 2 pack polyurethane finish.
ROBES	Mirror and vinyl face sliding doors, o/h shelf, rail and three shelves.
LINEN & BROOM	All units to have linen and broom cupboards with laminate shelving

PLUMBING ITEMS	<p>Stainless steel 1½ bowl kitchen sink. Integrated recessed basin to vanities. Clear glass shower screens in semi-frameless aluminium frames. Selected dual flush toilet suite. Freestanding laundry tub unit. Selected bath to Type 1 unit .</p>
TAPWARE	<p>Architecturally selected chrome flick mixers throughout. Selected water efficient shower roses. Toilet and bathroom towel rails and toilet roll holders in matching chrome finish.</p>
ELECTRICAL ITEMS	<p>European style appliances including: Multifunction underbench oven; Ceramic cooktop; Slideout rangehood , Dishwasher and 4 kg clothes dryer. Selected energy efficient light fittings provided throughout. One television point in living room and bedroom 1. One telephone point . Ceiling fans to living room and each bedroom. Split system A.C. to Bed1 and main living area 1 x 20 Amp &amp; 1 x 10 Amp power supply to balc./ terrace.</p>
EXCLUSIVE USE COURTYARDS	<p>Courtyards (ground floor apartments only) are fully fenced and landscaped.</p>
RECREATIONAL	<p>Free form pebble finish swimming pool set in subtropical landscape. Undercover picnic and barbecue facilities adjoining pool area. Communal area within extensively landscaped gardens.</p>
CAR PARKING	<p>Undercover car parking allocated to each apartment with additional visitor parking.</p>
LANDSCAPING	<p>A combination of tropical and native plants shall be used throughout the complex with all garden areas designed and supervised by specialist landscape architects.</p>

\* Inclusions be subject to change due to design development and authority requirements.