

Building Services

Mechanical	Air cooled split air conditioning units to provide both heating and cooling to the apartments via wall mounted indoor units to living room area. Condensing units are located on apartment balconies and other outdoor zones.
	1 bedroom apartments single wall mounted split system located in living area only.
	2 bedroom apartments wall mounted split system in living room and master bedroom only.
	3 bedroom apartments wall mounted split system in living room and master bedroom only.
	Individual apartment exhaust systems to serve bathrooms and laundries.
	Apartment kitchen exhaust air duct including connection to kitchen canopies.
Cold and hot water	Domestic cold water supply reticulated to all apartments with individual cold water meters serving each apartment. Water meters located in common, central cupboards off corridors of the building for water consumption billing by the Water Utility Authority to each apartment.
	Hot water supply reticulated to apartments with separate hot water meter provided for each apartment.
Electrical	Individual metering to each apartment.
	Clipsal Slimline SC2000 series (or similar) switches and outlets.
TV	Cable distribution system for free to air and satellite Pay TV suitable for digital television broadcast. One television antenna MATV outlet position per apartment (i.e. living room) with FTA and Pay TV coaxial sockets. One television antenna MATV outlet position to the master bedroom for each residence with free to air socket only. Purchaser responsible for connection to Pay TV provider and all associated hardware and software.

Telecommunications	CAT 6 communications outlet per apartment for voice/ data applications, generally to living/ kitchen areas with optic fibre to the premises.
Security & access control	Proximity card access control and security system to common areas of the building, building entries, secure areas and lifts.
	Long-range RF fob-key or proximity readers for carpark entry.
	Access to the building for apartment residents via proximity card and/or Key into the respective ground floor lobby then to the relevant floor via the lift. Access from the carpark to apartments via access controlled lift allowing access to designated floors only.
	Access to individual apartments shall be achieved using traditional mechanical (non-electronic) keying.
	Visitor access via audio/video intercom and remote door release from the apartment providing access to a secure lobby on ground floor and then via the lift system to the relevant floor of the apartments or to be met by the resident in the lobby and escorted to the relevant apartment.
Lift	One lift, the key requirements include the following: <ul style="list-style-type: none"> • Direct access to the lift from main building lobby • Direct access to the lift from basement areas to apartment floors. • Proximity card key reader connected to the master access control system for the building.
Essential services	Residential smoke alarms and sprinklers to BCA requirements provided.
	Corridor detection and occupancy warning system to BCA standards.
	Sprinklers to all common areas of the building to BCA requirements

Waste unit	Garbage chute in corridor to service apartments.
Storage cages	A select number of storage cages within basement area.
Car parking	Parking to semi-automated stacking system. Individual space within stacker assigned to tenants.

Building Structure

Generally	Concrete structure.
Internal walls	Timber (or metal) framed wall construction with painted plasterboard finish.
Windows	Solid and/or aluminium framed glazing to living and bedrooms and access door to balcony (where provided).

Access

Access	Vehicle access to basement levels from ramp access via Victoria Street. Pedestrian access via Victoria Street.
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Apartment Lighting

General apartment lighting Recessed, semi-recessed or similar down lights.

Bathrooms Recessed, semi-recessed or similar down lights.

General Details

Doors Flush panel doors with painted finish.

Door hardware Selected architectural door hardware.

Skirtings / architraves Painted finish.

Cornices Square set.

Ceilings Painted Plasterboard.

Walls Generally painted plasterboard, exposed painted brick feature walls to select 'Victorian' apartments (1.03, 1.04, 1.05 and 1.06)

Study bench joinery Selected laminate finishes to nominated colour scheme joinery unit located within living room providing benchtop for the following apartments: 1.09, 2.07, 3.07, 5.08, 6.01.

Floor and Wall Finishes (internal)

— FLOOR FINISHES:

Kitchen, living areas Selected engineered timber flooring to nominated colour scheme.

Bedroom areas Blend carpet.

Bathroom Selected floor tile finish to nominated colour scheme.

— WALL FINISHES:

Generally Generally painted plasterboard throughout.

Kitchen splashback Marble finish

Wet areas generally White tile finish/plasterboard with painted finish.

Kitchen Joinery and Appliances

Benchtops Reconstituted stone finish.

Cupboards and drawers White 2-pac finish, open shelf to overhead cupboards to nominated colour scheme.

Dishwasher European (or similar) Dishwasher.

Rangehood European (or similar) ducted range hood.

Oven Miele (or similar) 600mm electric oven.

Cooktop Miele (or similar) 600mm wide, 4 gas burner cooktop to all apartments

Fridge Space provision only for fridge and power outlet only

Sink Undermount stainless steel sink.

Sink tapware Bench mounted tap mixer in black finish.

Island bench Fixed island bench to selected apartments with reconstituted stone finish and white 2-pac cupboards to selected colour scheme.

Laundry

Laundry Hot and Cold washing machine taps and drain point provided.

Space provision for stacked washing machine and dryer to all apartments.

Bedroom Fitments and Other Joinery

Robe Selected mirror finish to wardrobe doors with melamine internals.

Bathroom Fixtures and Fittings

Vanity Integrated Basin/Vanity.

Basin tapware Basin mixer, black finish.

Shower Clear glass shower screen.

Shower head Fixed Overhead Shower, Black finish.

Shower tapware Shower mixer, Black finish.

Floor waste Floor waste provided to shower area.

Toilet suite Back to wall, Floor mounted cistern with vitreous china toilet suite.

Bathroom hardware Wall mounted towel rail, toilet roll holder, robe hook in black finish.

Cabinet Mirror finish cabinet, feature panel to open Shelf in selected colour scheme finish.

Balcony

General	Floor external grade tile finish.
Balustrade	Glazed, perforated metal and/or external solid sheeting.

Timber Decks

General	Timber decking to courtyards in 1.03, 1.04, 1.05 and 1.06
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Colour Schemes Variations

—GOLD (DEFAULT SCHEME)

Selected timber flooring	Warm/oak colour
Carpet	Cream coloured carpet
Bathroom tile	Light grey tile to floor and 1 shower wall, white elsewhere
Kitchen benchtop	Light/white concrete coloured reconstituted stone
Kitchen cupboards	White coloured 2-Pac
Kitchen overhead cupboards	White coloured 2-Pac
Kitchen splashback	White marble
Kitchen & bathroom feature panel to open shelf & island bench feature panel	Light gold coloured Perforated metal with white laminate finish

—BLACK

Selected timber flooring	White/light colour
Carpet	Cream coloured carpet
Bathroom tile	Black/white terrazzo tile to floor and 1 shower wall, white elsewhere
Kitchen benchtop	Light/white concrete coloured reconstituted stone
Kitchen cupboards	White coloured 2-Pac
Kitchen overhead cupboards	White coloured 2-Pac
Kitchen splashback	White Marble
Kitchen & bathroom feature panel to open shelf & island bench feature panel	Black perforated metal with gold metal look laminate finish

Upgrade Options

UPGRADE OPTION 1 - FRIDGE

Fridge	Integrated Fisher & Pykel fridge (or similar) with selected 2-pac finish door to suit kitchen opening.
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UPGRADE OPTION 2 - INTEGRATED DINING ROOM TABLE

1 x Dining table	Timber laminate dining table to suit 4 people, extension to island bench, wider island.
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