

GENERAL FINISHES

GROUND FLOOR

| | |
|------------------------------|--|
| Access & Security | Secure access to carpark and building entry points. Security access to common areas. |
| Entry Lobby | Tile flooring. Select feature wall and ceiling cladding. Select feature lighting. |
| Mail | Individual mail boxes located internally in lobby. |
| Lifts | Two lifts servicing all residential and carpark levels. |
| Café (Future) | Lobby incorporates direct access to Ground Floor Café. |

CORRIDORS LEVEL 1 - 12

| | |
|------------------------|---|
| Floor finish | Tiled. |
| Walls | Plasterboard with paint finish. |
| Ceiling | Plasterboard with paint finish. |
| Lighting | Recessed downlights. |
| Refuse Strategy | Enclosed refuse chute at each floor for general waste. Central refuse holding zone at basement. |

RECREATIONAL FACILITIES / DEVELOPMENT FEATURES

| | |
|---------------------|--|
| BBQ Terrace | Built in communal BBQ with sink. |
| Pool Access | Access to Level 3 pool and BBQ area. |
| Pool Terrace | Incorporating communal pool with glass edge facing street on Level 3, terrace with daybeds, feature landscaping and amenities. |
| Fitness Room | Floor to ceiling glazing. |
| Street Entry | Café with direct access to Lobby. |

CARPARK

| | |
|------------------------------|--|
| Finish | Concrete and blockwork with concrete sealer finish. |
| Security | Operation by remote control. Security access and intercom. |
| Services | Ventilated to Building Code of Australia Standards. |
| Lighting | Fluorescent battens. |
| Bicycle Storage Areas | Racks provided in accordance with authority conditions. |
| Carpark allocation | Allocated with visitor space available. |

EXTERNAL

| | |
|-------------------------|---|
| Walls | Concrete - paint and render finish. |
| Glazing | Powdercoat framed glazing. |
| Roofing | Concrete slab to roofs. |
| Screening | Aluminium manual, movable screens. Powdercoat finish. |
| Podium Screening | Aluminium framed, powdercoated fixed screen. |
| Planter boxes | Feature landscaping and astroturf. |
| Landscaping | Landscaping maintained by on-site manager. |

All finishes are preliminary and subject to changes. Developer may substitute for equal or greater value component due to availability at time of construction and procurement.

TYPICAL FINISHES

ENTRY

| | |
|---------|--|
| Floor | Engineered timber floor. |
| Walls | Paint finish to plasterboard and VJ walls. |
| Ceiling | Paint finish to plasterboard ceiling. |

KITCHEN

| | |
|-------------------------------------|---|
| Floor | Engineered timber floor. |
| Walls | Paint finish to plasterboard. |
| Ceiling | Paint finish to plasterboard ceiling. |
| Benchtop | Quantum Quartz engineered stone benchtop. |
| Joinery | Polyurethane paint finish (2pac) with finger pull detail. |
| Splashback | Quantum Quartz engineered stone. |
| Sink | Stainless steel double bowl undermount sink. |
| Tapware | Villeroy & Boch - Gooseneck mixer tap polished chrome finish. |
| Oven (Typical 2 Bed) | Miele - 60cm oven. |
| Microwave (Typical 2 Bed) | Miele - microwave oven with trim. |
| Cooktop (Typical 2 Bed) | Miele - 57.4cm induction cooktop. |
| Rangehood (Typical 2 Bed) | Smeg - 60cm recirculating slide-out rangehood. |
| Dishwasher (Typical 2 Bed) | Miele - semi-integrated dishwasher. |
| Oven (Typical 3 Bed) | Miele - 60cm Pyrolytic oven. |
| Combination Oven (Typical 3 Bed) | Miele - oven / microwave combination. |
| Cooktop (Typical 3 Bed) | Miele - 57.4cm induction cooktop. |
| Rangehood (Typical 3 Bed) | Smeg - 60cm recirculating slide-out rangehood. |
| Dishwasher (Typical 3 Bed) | Miele - semi-integrated dishwasher. |

BEDROOMS

| | |
|---------------------|---|
| Floor | Wool blend carpet on underlay. |
| Walls | Paint finish to plasterboard. |
| Ceiling | Paint finish to plasterboard ceiling. |
| Wardrobes Bed 2 & 3 | Sliding doors with mirror and built-in shelving. |
| Walk-in Robe Bed 1 | Full height shelving and hanging with makeup bench. |
| Air Conditioning | Fully ducted A/C. |

BALCONY / TERRACE

| | |
|-----------------|---|
| Floor | Tiled. |
| Walls | Rendered and painted. |
| Balustrade | Glass - aluminium framed. |
| Sliding Screens | Aluminium framed sliding shade screens with vertical aluminium battens. |

GENERAL

| | |
|-------------------|--|
| Ceiling Height | Generally 2700mm ceiling heights to Living Areas and Bedrooms. Generally 2400mm ceiling heights to Kitchens, Corridors, wet areas and service spaces. |
| Ceiling Fans | White ceiling fan to Living and all Bedrooms. |
| Entry Door | Fire rated solid core. |
| Internal Doors | Hollow core. |
| Intercom | Intercom system for visitors and residents. |
| Drying Facilities | Clothes dryer to each unit. |
| Basement Carpark | Concrete finish. |

DINING AREA

| | |
|---------|---------------------------------------|
| Floor | Engineered timber floor. |
| Walls | Paint finish to plasterboard. |
| Ceiling | Paint finish to plasterboard ceiling. |

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TYPICAL FINISHES (CONT'D)

LIVING AREA

| | |
|------------------|---------------------------------------|
| Floor | Engineered timber floor. |
| Walls | Paint finish to plasterboard. |
| Ceiling | Paint finish to plasterboard ceiling. |
| Air Conditioning | Fully ducted A/C. |
| Other | Phone and data point. |

BATHROOM / LAUNDRY / ENSUITE

| | |
|-----------------------|--|
| Floor | Tiled. |
| Walls | Tiled full height to ceiling and timber veneer finish to Bedroom 1 Ensuite for Apartment types O2, O3 and O4 only. |
| Ceiling | Paint finish to plasterboard ceiling. |
| Bath | Semi-freestanding white bath for Bathroom 1 Ensuite for Apartment types O2, O3 and O4 only. |
| Vanity | Bench mount ceramic washbasin. |
| Vanity Ensuite | Bench mount ceramic double washbasin to three bedroom apartments and 800mm single basin to two bedroom apartments. |
| Tapware | Villeroy & Boch - polished chrome finish. |
| Sanitary ware | Villeroy & Boch - back to wall toilet suite. |
| Laundry Sink | Stainless steel single bowl benchline sink tub. |
| Laundry Tapware | Villeroy & Boch - Gooseneck mixer tap - polished chrome finish. |
| Dryer - Typical 2 Bed | Fisher & Paykel - 4.5kg vented dryer. |
| Dryer - Typical 3 Bed | Fisher & Paykel - 4.5kg vented dryer. |

ACOUSTIC SEPARATION

| | |
|---|--|
| Between Apartments | Acoustically rated to National Construction Code standards. |
| Between Apartments & Services Cupboard/Lift | Acoustically rated to National Construction Code standards. |
| Between Pool & Apartments Below | Acoustically rated to National Construction Code standards. |
| Normal Suburban Noise | Acoustically rated to National Construction Code standards and Council requirements. |

SERVICES

| | |
|---------------------------|---|
| Fire Detection | Smoke detectors to be provided to all apartments and communal areas to Australian Standards and the requirement of the NCC. Hydrants and fire extinguishers installed to Australian Standards and requirements of the NCC. Fire sprinklered building installed to Australian Standards and requirements of the NCC. |
| Hot Water System | Instantaneous electric to typical apartments. |
| Water Metering | Individual meter to monitor individual apartment usage. |
| Electricity Metering | Individual meter to monitor individual apartment usage. |
| Heated & Air Conditioning | Reverse cycle heating / cooling. Individual apartment control. Building management to control communal areas where applicable. |
| Energy Efficiency | In accordance with National Construction Code Standards. |

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PENTHOUSE FINISHES

ENTRY

| | |
|---------|--|
| Floor | Engineered timber floor. |
| Walls | Paint finish to plasterboard and VJ walls. |
| Ceiling | Paint finish to plasterboard ceiling. |

KITCHEN

| | |
|------------------------|---|
| Floor | Engineered timber floor. |
| Walls | Paint finish to plasterboard. |
| Ceiling | Paint finish to plasterboard ceiling. |
| Bench Top | Quantum Quartz Engineered stone bench top. |
| Joinery | Timber veneer finish with finger pull detail. |
| Splashback | Quantum Quartz Engineered stone. |
| Sink | Stainless steel double bowl undermount sink. |
| Tapware | Villeroy & Boch - Gooseneck mixer tap polished chrome finish (*upgrade option in rose gold finish). |
| Oven | Miele - 60cm Pyrolitic oven. |
| Combination Oven | Miele - direct sensor speed oven-microwave. |
| Cooktop | Miele - 90cm induction cooktop. |
| Rangehood | Miele - 90cm built-in rangehood. |
| Dishwasher | Miele - semi-integrated dishwasher. |
| Walk-in Pantry Sink | Single bowl undermount sink. |
| Walk-in Pantry Tapware | Villeroy & Boch - mixer-tap - polished chrome finish (*upgrade option in rose gold finish). |
| Walk-in Pantry other | Zip tap. |

MULTI-PURPOSE ROOM (MPR) (PENTHOUSE 1101, 1103 & 1105 ONLY)

| | |
|--------------------|--|
| Floor | Wool blend carpet on underlay. |
| Walls | Paint finish on plasterboard. |
| Ceiling | Paint finish to plasterboard ceiling. |
| Door | Face sliding door. |
| Wardrobe / Storage | Sliding doors with built-in shelving - Penthouse 1101 & 1105 only. |

BEDROOMS

| | |
|-------------------------|---|
| Floor | Wool blend carpet on underlay. |
| Walls | Paint finish on plasterboard. |
| Ceiling | Paint finish to plasterboard ceiling. |
| Wardrobes Bed 2 & 3 | Sliding doors with mirror and built-in shelving. |
| Walk-in Robe Bed 1 & MB | Full height shelving and hanging with makeup bench. |
| Air conditioning | Fully ducted A/C. |

BALCONY / TERRACE

| | |
|------------|----------------------------------|
| Floor | Tiled. |
| Walls | Rendered and painted. |
| Balustrade | Glass - aluminium framed. |
| Lighting | Soffit mounted and wall mounted. |

GENERAL

| | |
|-------------------|--|
| Ceiling Height | Generally 2700mm ceiling heights to Living Areas and Bedroom. Generally 2400mm ceiling heights to Kitchens, Corridors, wet areas and service spaces. |
| Ceiling Fans | White ceiling fan to Living, Dining and all Bedrooms. |
| Entry Door | Fire Rated solid core with timber veneer finish. |
| Internal Doors | Hollow core with timber veneer finish. |
| Intercom | Intercom system for visitors and residents. |
| Drying Facilities | Clothes dryer to each unit. |
| Screening | Fixed perforated metal blades to Penthouses 1101 and 1105. Aluminium framed sliding shade screens with vertical aluminium battens to Penthouses 1102, 1103 and 1104. |
| Storage | All penthouses provided with separate storage rooms. |
| Basement Carpark | Concrete finish. |

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PENTHOUSE FINISHES (CONT'D)

DINING AREA

| | |
|---------|---------------------------------------|
| Floor | Engineered timber floor. |
| Walls | Paint finish to plasterboard. |
| Ceiling | Paint finish to plasterboard ceiling. |

LIVING AREA (DOWNSTAIRS & UPSTAIRS)

| | |
|------------------|---|
| Floor | Engineered timber floor. |
| Walls | Paint finish and plasterboard. |
| Ceiling | Paint finish to plasterboard ceiling. |
| Air Conditioning | Fully ducted A/C. |
| Stairs | Timber stairs with feature vertical balustrade. |
| Other | Phone and data point. |

BATHROOM / LAUNDRY / ENSUITE / POWDER ROOM

| | |
|---------------------|---|
| Floor | Tiled. |
| Walls | Tiled full height to ceiling and timber veneer finish to MB ensuite. |
| Ceiling | Paint finish to plasterboard ceiling. |
| Bath | Semi-freestanding white bath only for MB ensuite. |
| Vanity Ensuite | Bench mount white ceramic wash basin (double washbasin to ensuite). |
| Tapware | Villeroy & Boch - polished chrome finish (*upgrade option in rose gold finish). |
| Sanitary Ware | Villeroy & Boch - back to wall toilet suite. |
| Powder Room Vanity | Wall hung white ceramic washbasin. |
| Powder Room Tapware | Villeroy & Boch - polished chrome finish (*upgrade option in rose gold finish). |
| Laundry Sink | Stainless steel single bowl benchline sink tub. |
| Laundry Tapware | Villeyroy & Boch - Gooseneck mixer tap polished chrome finish. |
| Washing Machine | Miele - 7kg washing machine. |
| Dryer | Miele - 7kg heat-pump dryer. |
| Stacking Kit | Miele - stacking kit for washing machine and dryer. |

ACOUSTIC SEPARATION

| | |
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| Normal Suburban Noise | Acoustically rated to National Construction Code standards and Council requirements. |

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| Hot Water System | Instantaneous electric to Penthouse. |
| Water Metering | Individual meter to monitor individual apartment usage. |
| Electricity Metering | Individual meter to monitor individual apartment usage. |
| Heated & Air Conditioning | Reverse cycle heating / cooling. Individual apartment control. Building management to control communal areas as where applicable. |
| Energy Efficiency | In accordance with National Construction Code standards. |

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