Specifications

ONE SUBIACO

General Building Finishes

EXTERIOR

Walls Combination of concrete walls, masonry product and insulated steel frame walls with lightweight cladding as per drawings. Architectural feature panels as per drawings and renders.

Floors / Concrete Slabs
Concrete to engineering and acoustic specification. Non-slip tiles to walkways and covered areas.

Driveway Concrete

Car Park Concrete

Roofing Generally combination of Colorbond & Maxline Metal Sheeting or similar to top floors. Concrete roof to isolated areas for plant and some common areas.

Balconies and Courtyards
Slip resistant floor tiles. Tap to each balcony. Timber-look composite cladding to balcony soffits of apartment types A1b, A8, A14, A17, C1, D1, D2, D3, D6, P1, P2, P3, P4, P5, P6, P7 and apartments 419, 514, 515, 516 and 517 only.

External Balustrade
Type and / or configuration of balustrade varies between apartments as per Contract Plans. Standard formats are as follows:

- Semi-frameless glass
- Framed perforated screen
- Solid masonry (or similar)
- Combination of solid masonry (or similar) and semi-frameless glass across balcony
- Combination of solid masonry (or similar) with flat bar balustrade fixed on top
- Flat bar balustrade

External Windows
Powder coated aluminium frames and Sliding Doors. Generally 6mm standard glazing or equivalent. 8.38mm laminated glazing (or equivalent) to selected apartments as (nominated by acoustic engineer). Apartment windows are a combination of sliding and awning style windows.

Flyscreens
Included to operable apartment windows and sliding doors.

Letterboxes
Powder coated or similar lock-up letterboxes.

Privacy Screens
Type, location and inclusion of privacy screens varies between apartments as per Contract Plans. Standard formats are as follows:

- Perforated metal sliding screens
- Perforated metal sliding and bi-folding screens
- No screens to apartments
- Aluminium framed, opaque glass privacy screens between apartments as per statutory requirements (refer contract plans)

Landscaping
Designer landscaping and lighting

SECURITY

Remote Driveway Gates
Auto-remote controlled gates to car park areas . 2 remote controls per apartment included.

Access
Electronic fob access to ground floor lobbies. Controlled lift access to individual floors.

Intercom
Video system to control access to ground floor residential lobbies

Security Lighting
Included

CCTV
CCTV to residential car park entries, lobby and podium level communal areas.

Store Room
1 fully secure store room provided for each apartment.

COMMON AREAS

General

Lifts

- Stainless steel lift doors
- Tiled floor
- Finishes to walls and ceiling as per architectural specification

Ground Floor Lobbies

Glazed entry door

Tiled floor

Feature walls as selected by interior designer

Flush suspended plasterboard ceilings or similar

Includes feature lighting

Furnished with designer furniture

Pathways
Washed aggregate concrete or stone tile

Pool Fence
Frameless glass

Swimming Pool
19.5m x 4.5m (approximately).
Heat pump (or similar) for extended swimming season.

Pool Decking
Reconstituted timber decking (or similar)

Poolside Furniture
Sun lounges and cabanas provided

Private Kitchen/Dining

- Miele appliances including oven, microwave, dishwasher, induction cooktop and rangehood
- Refrigerator
- Temperature controlled wine fridge
- Reconstituted stone benchtop
- Stone tile flooring throughout
- Stainless steel sink and designer tapware
- Entertaining size dining table with chairs

Communal Lounge

- Lounge, casual tables and chairs provided
- Wall mounted TV included
- Integrated shelving/cabinetry
- Stone tile flooring throughout
- Plasterboard ceiling or similar
- Tiled feature wall
- Fireplace (gas)
- Feature pendant lighting

Cocktail Lounge
Furnished with designer furniture
Feature lighting.

Cold Storage Room
Temperature controlled cold storage room included.

- **Poolside Pavilion**
  Two stainless steel gas barbeques
- Stainless steel sink and designer mixer
- Refrigerator
- Reconstituted stone benchtop
- Casual table and chairs provided

Gymnasium
Frameless mirror to wall. Cardio and resistance training equipment. Drinking fountain.

Sauna
Included

Podium Garden
Designer landscaping with feature lighting. Residents citrus garden

BBQ Deck
Stainless steel gas barbeque

Outdoor lounge, casual tables and chairs provided

Note: The indicative schedule of finishes may be varied in accordance with the contract for sale.

Standard Apartment Interiors

Party Walls
Painted walls. Acoustic insulation as per BCA requirements.

Internal Walls
Painted lightweight walls

Kitchen/Scullery
Large format fully vitrified floor tiles

Living/Dining/Internal Study
Quality carpet. Selected engineered timber flooring (with compliant acoustic underlay) included as standard finish to kitchen, living and dining for apartment types B1, C2, C3, C6, C7, P1, P2, P3, P4, P5, P6 and P7 only.

Ensuite/Bathroom/Laundry
Fully vitrified floor tiles.

Bedrooms and Robes
Quality carpet.

Ceilings
Painted plasterboard ceilings. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services.v2300mm high dropped ceilings in apartments 506, 507, 508 & 509.

Cornice
P50 shadowline to living, dining and bedrooms.

Entry Doors
Fire rated self-closing door.

Internal Doors
Painted hollow core doors.

Internal Door Hardware
Designer range handles.

Walk-in Robes
Shelf and hanging rail.

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

Skirtings
Painted MDF.

Study Desk
Built-in study desk included as standard to apartment types A5, A10, A12, A14, A17, A18, A18b, A19, C3, C6, C11, C12, C13, D3, D7, D10, D12, D13 and D14.

Hot Water System
Central solar-boosted hot water system.

Air Conditioning
Reverse cycle ducted system to living area and bedrooms.

Colour schemes
Rokeby Building –
Summer (light) and Spring (mid),
Roberts Building –
Summer (light) and Spring (mid),
Seddon Building – Summer (light), Spring (mid) and Autumn (dark).

ELECTRICAL & COMMUNICATIONS

Fire Alarm
Included.

Smoke Detectors
Included .

Light Fittings
Downlights or surface mounted fittings as required.

Exhaust Fans
Provided to ensuite, bathroom and laundry.

GPO / Switch Plates
Generous provision throughout.

TV Point
Provided to living and all bedrooms.

Pay TV Point
Provided to living and master bedroom. Foxtel backbone wiring throughout building (subscription by residents).

Internet
NBN provision to apartments (connection and subscription by resident). Min 2 Data/Telephone points patched adjacent to NBN termination equipment.

Intercom System
Colour audio visual intercom system to all apartments.

KITCHEN, BATHROOM & LAUNDRY

Kitchen Cabinetwork
Laminate boards as per colour schemes. Soft close drawers provided. Overhead cupboards as per kitchen interior design.

Kitchen Benchtops
Selected reconstituted stone bench top.

Kitchen Splashback
Selected tile or reconstituted stone splashback. (Scheme dependant).

Microwave Recess
Recess provided with power point.

Cupboard Door Furniture
Selected designer range handles.

Vanity Cupboard
Laminate boards as per colour schemes.

Vanity Benchtop
Selected reconstituted stone bench top

Vanity Mirror
Mirror above vanity including framed surround and inset lighting.

Bathroom / Ensuite Shower
Semi-frameless clear glazed shower screen to all 1 and 2 bedroom apartments. Frameless clear glazed shower screen to all 3 bedroom apartments.

Bathroom / Ensuite Splashback
Selected tiled finish.

Bathroom Wall Tiles
Full height rectified ceramic wall tiles.

Laundry Benchtop
Selected reconstituted stone bench top .

Laundry Splashback
Quality ceramic tile or similar.

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

Fridge Recess
Includes water supply.

SANITARY FIXTURES & TAPWARE

Kitchen Tap
Designer tapware.

Kitchen Sink
Stainless steel sink.

Basin Tap Sets
Designer basin mixer.

Basins
White ceramic basins to ensuite and bathroom.

W / C
Designer toilet suite.

Shower Head
Selected designer range.

Shower Mixer
Selected mixer with shower rail .

Laundry Trough Taps
Selected designer range taps.

Laundry Trough
Stainless steel laundry trough.

Bathroom Accessories
Selected designer range.

Bathroom Towel Rail
Selected designer range.

Bathroom Toilet Paper Holder
Selected designer range.

Baths
Back to wall freestanding acrylic bath to apartment types D6, D10, D11, D12, D13, P2, P3, P4, P5, P6 and P7.

APPLIANCES FOR STUDIO, 1 AND 2 BEDROOM APARTMENTS

Cooktop
Miele 57cm 4 zone electric cooktop (or similar).

Range Hood
Externally vented 53cm Miele built-in range hood.

Oven
Miele 60cm oven with clock.

Dishwasher
45cm Miele semi-integrated dishwasher to apartment types A1, A1b, A2, A3, A4, A5, A6, A7, A8, A9 and A10. 60cm Miele semi-integrated dishwasher to apartment types A11, A12, A13, A14, A15, A16, A17, A18, A18b, A19, B1, C1, C2, C3, C4, C5, C6, C7, C8, C9, C12, C11, C12 and C13.

Clothes Dryer
Electric dryer included.

APPLIANCES FOR 3 BEDROOM APARTMENTS

Cooktop
80cm Miele power flex induction cooktop (or similar).

Range Hood
Externally vented Miele 70cm built-in range hood.

Oven
2 x Miele 60cm ovens.

Dishwasher
60cm Miele semi-integrated dishwasher.

Clothes Dryer
Electric dryer included .

Note: The indicative schedule of finishes may be varied in accordance with the contract for sale. Areas are architectural measurements and will vary from the strata area.

OPTIONAL UPGRADES AVAILABLE TO APARTMENTS - ADDITONAL COST AS PER ONE SUBIACO FINISHES UPGRADE DOCUMENT

Timber Flooring
Engineered timber flooring (with compliant acoustic underlay) to kitchen, living, dining and study (if applicable)

Integrated Microwave
Miele 26l built-in microwave to microwave recess

Laundry Appliances
7kg Miele condenser dryer and 7kg Miele washer including stacking kit

Walk-In Robe Cabinetry
Feature laminate shelving, draws and hanging rails as designed in lieu of shelf and rail

Integrated TV Cabinetry
Feature cabinetry to TV wall including timber batten panelling, open shelving, floating storage unit with stone top and inset lighting.

Integrated Fridge
90cm Fisher & Paykel integrated French door fridge and freezer including cabinet doors (available to 2 and 3 bedroom apartments only)

Zip Tap
Built-in hot/cold & sparkling water Zip tap over kitchen sink (available to 2 and 3 bedroom apartments only)

Wine Fridge
Vintec 40 bottle dual zone wine storage cabinet (available to apartment types C6, C7, D6, D7, D8, D10, D11, D12, D13, D14, D15, D16, P2, P3, P4, P5, P6 and P7)

Storage in Lieu of Study
Full height storage cupboard with shelving to study nook in lieu of study desk (available to apartment types A5, A10, A12, A14, A17, A18, A18b, A19, C3, C6, C11, C12, C13, D3, D7, D10, D12, D13 and D14)

Kitchen Feature Lights
Feature lights to ceiling above kitchen bench as per selected colour scheme

Ensuite Feature Lights
Feature wall lights to ensuite. Available with Roberts colour schemes only

LED Feature Lighting
LED strip lighting to kitchen, bathroom vanity and mirrors, scullery (where applicable) and study desk (where applicable)

Induction Cooktop
Upgrade to 57cm Miele 4 zone induction cooktop (available to Studio, 1 and 2 bedroom apartments only)

Heated Towel Rail
Heated towel rail to all bathrooms