

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.

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

Rokey 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. Foxel 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 - ADDITIONAL 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.

