

EXTERIOR BUILDING FABRIC

External Walls	Detailed elevations, featuring painted / rendered walls, glazed sections & feature screen elements. Fully glazed curtain wall system, as shown.
Floor	Concrete slab, to engineering & acoustic specification.
Windows & Sliding Doors	Powder coated aluminium framed windows. Clear glass to comply with Environmental & Engineering specification, in accordance with the Building Code of Australia 2015.
Balustrades	Powder coated aluminium frame / glass balustrade.
Balconies	Quality slip resistant floor tiles as selected.
Balcony Louvres	Sliding aluminium framed metal louvres.
Stairs & Landings	Quality slip resistant floor tiles as selected.
Landscaping	Landscaped ground floor exteriors, plus landscaped & reticulated areas on Level 5 & Level 30. Combination of slip resistant tiles, engineered decking, artificial turf & various landscape elements.
Roof Decks	Professionally landscaped communal roof deck areas. Combination of engineered timber decking, artificial turf & various landscape elements.
Security Gates	Metal gates to extent shown on Architectural drawings.
Stores	4 sqm storeroom with lockable gate, provided to each apartment.

ENTRANCE LOBBY

Ground Floor Lobbies	Illuminated canopy & detailed timber panelled entry wall, combined with stone cladding wall treatments. Built-in reception desk. Quality slip resistant floor tiles. Furnished with selected designer furniture & contemporary art work.
Letterboxes	Powder coat or similar lock up letterboxes accessible from designated mail room.

ROOFTOP LEISURE FACILITIES

Rooftop Swimming Pool	25m infinity edge, rooftop outdoor pool with water feature. Sun loungers & casual outdoor table & chairs provided.
Rooftop Lounge & Dining Room	Airconditioned entertaining area including casual lounge & dining spaces. Engineered timber flooring throughout; adjacent to pool & furnished with contemporary furniture. Including sink, microwave & refrigerator.
Landscaped Courtyard	Shaded East roof terrace, with outdoor dining furniture, professional landscaping & water feature.
BBQ Area	Electric BBQs to outdoor dining area.
Outdoor Theatre Area	Enjoy movies under the stars on artificial turf. Large wide screen area. Provision for projector & hi-fi equipment.
Roof Garden	Professionally landscaped area with city views.

LEVEL 5 LEISURE FACILITIES

Swimming Pool	21m outdoor lap pool, including spa & accessible hoist.
Pool Furniture	Sun loungers provided.
Gym	Secure access, air conditioned, equipped gym. Landscaped gym terrace, including artificial turf.
Sauna & Steam Room	Timber lined sauna. Steam room with tiled seating & feature wall.
Change Rooms	Male, female & accessible toilets with showers.

SECURITY & REFUSE DISPOSAL

Intercom	Digital video intercom system controls access to Ground Floor Entrance Lobby.
Remote Control Driveway Gates	Swipe cards & numeric key entry for residents.
Security Camera	Surveillance camera system with digital recorder provided for review by strata body for security purposes.
Security Access Systems	Swipe cards & numeric key entry to the Ground Floor Lobby. Controlled lift access to each floor. Controlled access to carpark gate. Numeric key entry & restricted lift access for visitors.
Refuse Disposal System	Provided to every residential apartment floor.

STUDIO OFFICES

Access	Designated, secure lift access.
Refuse Disposal	Refuse disposal via Carpark Deck.
Kitchen	Fitted kitchenette cabinetry including stainless steel sink & polished chrome mixer tap. Cabinet recesses with GPO's for appliances.
Bathroom	Universal access bathroom facilities included to each Studio Office. Vitreous china sanitary ware with polished chrome tapware & accessories.
Facilities	Studio Offices have access to communal facilities on Level 5 & Level 30.

LIFTS & LIFT LOBBIES

Lift Lobbies	Quality slip resistant floor tiles as selected to Ground Floor & Roof Deck lift lobbies. Select carpet tile planks to residential levels.
Lift Doors	Stainless steel doors.
Lift Interiors	Large Lift Cars. Stainless steel interior, including fixed mirror & handrail to lift carriage. Carpet tiles to lift car floor.
Goods Lift	Stainless steel interiors & handles. Vinyl flooring.

APARTMENT INTERIORS

Party Walls	Paint finish, fire & acoustic rated in accordance with Building Code of Australia 2015.
Internal Walls	Paint finish, plasterboard, over steel frame partitions.
Insulation	Specified by Acoustic Engineer. To comply with Building Code of Australia 2015.
Ceilings & Bulkheads	Painted plasterboard. Approximately 2.5-2.6 m high ceilings to Living areas & Bedrooms except where dropped ceilings & bulkheads are required.
Entry Doors	1 hour fire rated self closing door.
Internal Doors	Flush panel, paint finish internal doors.
Built-in Robes	Sliding mirror doors to built-in robes, including melamine shelf & hanging rail.
Internal Door Furniture	Chrome lever handles & door furniture.
Skirtings	Paint finish solid skirting.
Floors	Select engineered timber floor boards for Living / Dining areas.
Floors	Select broadloom carpets to Bedrooms.

KITCHEN

Cupboards	Combination of timber grain & coloured melamine to kitchen cupboards. Select cabinet handles. Self close drawer runners & cupboard door hinges & integrated rubbish bin.
Splashback	Select colourback glass or tile splashback above cooktops.
Benchtop	Select reconstituted stone bench tops.
Sink	Stainless steel sink, double bowl.
Island Bench	Island bench as detailed.
Cooktop	European brand 4 zone electric cooktop.
Oven	European brand built-in electric oven.
Rangehood	European brand rangehood.
Dishwasher	European brand dishwasher supplied.
Microwave	European brand microwave supplied.
Pantry	Pantry cabinet provided to each apartment.
Fridge	European designed fridge supplied.
Floor Finish	Select engineered timber floor boards.

BATHROOMS & LAUNDRIES

Vanities & Basins	Reconstituted stone vanity tops, Timber laminate finish to cupboards. Semi-recessed vitreous china basins.
WC	Designer vitreous china toilet suite.
Basin Mixers	Designer single lever basin mixer, polished chrome.
Shower Mixers	Designer shower mixer & rail shower, polished chrome.

Laundry	Stainless steel laundry trough, polished chrome mixer.
Washing Machine & Clothes Dryer	European designed combined washer dryer.
Toilet Roll Holders	Designer toilet roll holder, polished chrome.
Towel Rails	Designer double towel rail, polished chrome.
Robe Hooks	Designer robe hooks, polished chrome.
Shower Screens	Semi frameless, fixed, clear glass screen.
Mirrors	Included.
Floor Tiles	Select slip resistant rectified floor tiles.
Wall Tiles	Select rectified edge wall tiles.
Feature Wall Tiles	Select feature wall tiles.

ELECTRICAL

Smoke Detectors	Provided in accordance with Building Code of Australia 2015.
Fire Alarm	Provided in accordance with Building Code of Australia 2015.
Light Fittings	Recessed LED downlights to each apartment.
TV Point	Provided to each apartment.
Pay TV Point	Provided to each apartment.
Power Outlets	Included.
Data Outlets	Provided to each apartment.
Telephone Points	Provided to each apartment.
NBN	Connected to NBN fibre network in accordance with the prevailing government policy at the time of implementation.
Exhaust Fans	Provided to Bathrooms.
Hot Water System	Hot water storage system provided to each apartment.
Airconditioning	Quality reverse cycle air-conditioning to Living Room & Main Bedroom.

ENERGY EFFICIENCY

Energy Rated Apartments	Apartments have been designed to achieve greater than 7.0 NATHERS Star energy rating.
Motion Sensors (ESD)	Motion sensors provided to reduce energy consumption in common corridors, carpark & communal areas.