

Inclusions

Type 3D – Penthouse

# GALERIE

<b>Common Areas, Finishes and Buildings Services</b>	
Structure	Reinforced concrete and masonry
External walls	Reinforced concrete (off-form and painted finish) / glazing / aluminium panel / brickwork / blockwork and other finishes to Architect's design
Floors	Reinforced concrete slab
Roof	Metal roofing Insulation to ceiling of all top floor units as required by the National Construction Code (NCC)
Landscaping	To Landscape Architect's detailed design
Corridors and lobbies	Floor finish, wall finish, lighting and features to Architect's detailed design
Lifts	Lifts servicing all floors and parking levels and ground floor lobbies as shown on plans
Letter boxes	1 x lockable letterbox per unit located near building entry
Fire services	Common areas and car parking levels designed to the requirements of the NCC Detection and sprinkler system to residential units comprising sprinkler heads and smoke alarms in units, and sound alert system as required by the NCC
Waste disposal	Garbage room on basement level 1 accessible from residential lifts, to authority requirements  Supply of refuse bins and recycling bins to garbage rooms and waste management generally to be responsibility of Body Corporate

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<b>Unit Access Control</b>	
Access control	Access control system including programmable proximity reader for floor by floor lift control, vehicle entry and exit to car park
Visitor access	Voice and video intercom to unit at ground floor entry lobby
Keys	Each unit will be provided with 2 x front door keys
Wireless garage entry/exit	Each unit will be provided with 1 x controller per car park for entry to the car park
<b>Unit Communication and Data Services</b>	
NBN / data	The building has been designed to incorporate connection to the NBN network (or similar provider)
Free-to-air TV	Pre-wire and connection to free-to-air TV channels in rooms specified
Pay TV	Installation in building of infrastructure enabling connection to Foxtel and other Pay TV services over the NBN network
Light, GPOs, bathroom accessories	Light fittings, GPOs, intercom system, free-to-air TV outlets and telecommunication outlets are subject to detailed architectural design  Minor variations in location and quantities of these items may occur following detailed architectural design

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<b>General Unit Inclusions</b>	
Acoustic	Common walls and party walls to NCC requirements
Thermal/energy efficiency	Common walls and party walls to NCC requirements
Fire rating	Common walls and party walls to NCC requirements
Internal walls	Plasterboard and paint finish to Architect's detailed design
Ceiling finish	Suspended plasterboard with square set joints, paint finish to Architect's detailed design
Windows/external sliding doors	Commercial grade, aluminium framed window and sliding door sections. Glazing to meet minimum energy efficiency requirements under Section J of NCC and high performance acoustic glass
Electrical services	Usage of each unit separately metered by and connected to supply authority electricit service
Water and sewerage	Water and sewerage supply to each unit by Port Macquarie Hastings Council. Usage billed to Body Corporate and apportioned between units according to final unit entitlements
Hot water	Electric hot water. Individually metered to each unit.
Air-conditioning	Ducted air-conditioning system to living and bedrooms.
Car parking	Allocated on-site car park as per plan, all units have lock-up garages within the secure basement carpark
Colour scheme selections	Two colour schemes will be made available to the buyer. Buyers are to make their colour scheme selection within 30 days of the date of the Contract for Sale.
Natural ventilation	All units are naturally ventilated via opening windows and/or sliding doors. Windows and / or doors will need to be opened at times to help control condensation.
Product substitution	The Seller reserves the right to substitute any specified inclusions with that of a similar quality.
Natural materials	Buyers are advised that the finishes proposed for use in the units may include natural materials such as granite, marble, limestone, reconstituted stone products, and timber. These materials may display characteristics which vary from the samples shown on the display colour boards, which are naturally occurring. These variations should be expected and appreciated.

<b>Balcony</b>	
Lighting	Surface mounted lighting to architectural design
Floor	Raised pavers as per architectural design
Soffit	Natural sealed marine-grade plywood
Balustrade	Glass balustrade
Screen	Batten screen, powdercoat finish
Outdoor power	1 x weatherproof double GPO
Barbecue	Built-in barbeque
<b>Entry</b>	
Door	Solid core door
Lighting	Recessed LED lighting to architectural design
Walls and ceilings	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring as per selected scheme
<b>Living Room</b>	
Power	3 x double GPOs
Communications	1 x free-to-air TV outlet, 1 x double data outlet
Lighting	Surface mounted track lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring as per selected scheme
<b>Dining</b>	
Power	1 x double GPO
Lighting	Surface mounted track lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring, as per selected scheme

<b>Multi-purpose Room</b>	
Power	3 x double GPOs
Communications	1 x free-to-air TV outlet, 1 x double data outlet
Lighting	Recessed LED lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring as per selected scheme
<b>Study</b>	
Power	2 x double GPOs
Communications	1 x double data outlet
Lighting	Recessed LED lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring as per selected scheme
Desk	Built-in bench, timber laminate finish as per selected scheme
<b>Kitchen</b>	
Power	Power for all built-in appliances plus 3 x double GPOs
Lighting	Surface mounted track lighting to architectural design
Benchtop	Engineered stone benchtop as per selected scheme
Splashback	Engineered stone splashback as per selected scheme
Cupboards	Polyurethane cabinetry as per selected scheme
Handles	Fingerpulls and D-pulls to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Engineered timber flooring as per selected scheme
Tapware	Astra Walker sink mixer, Iron Bronze finish
Sink	Abey double bowl undermount sink
Oven	600mm Miele pyrolytic oven
Cooktop	800mm Miele induction cooktop
Microwave	Miele built-in microwave combination oven
Rangehood	800mm undermount ducted rangehood
Dishwasher	2 x Fisher & Paykel integrated DishDrawer
Fridge / Freezer	2 x Miele integrated fridge / freezers
Bin	Integrated waste bin

<b>Bedroom 1</b>	
Power	3 x double GPOs
Communications	1 x free-to-air TV outlet, 1 x single data outlet
Lighting	Recessed LED lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Carpet as per selected scheme
Walk-in-robe	Timber laminate internal robe fitout including drawers, shelves and hanging rails
<b>Ensuite</b>	
Power	2 x double GPOs
Lighting	Wall-mounted feature light and recessed LED lighting to architectural design
Walls	Full-height porcelain tile with full-height ceramic feature tile as per selected scheme
Ceiling	Painted plasterboard as per selected scheme
Floor	Porcelain tile as per selected scheme
Shower fitting	Astra Walker hand shower on rail with wall mixer, Iron Bronze finish
Shower/WC screen	Framed shower screen/WC screen
Toilet	Caroma wall-hung toilet suite with soft-close seat
Vanity	Custom wall-hung vanity with engineered stone top and double recessed basins, finish as per selected scheme
Basin tapware	Astra Walker wall spout and basin mixer, Iron Bronze finish
Shaving cabinet	Custom mirrored door cabinet, finish as per selected scheme
Bathtub	Freestanding bathtub
Bath fitting	Astra Walker bath spout and mixer, Iron Bronze finish
Bathroom fittings	Astra Walker towel rail, toilet roll holder, robe hooks and hand towel rail, Iron Bronze finish
<b>Bedrooms 2 and 3</b>	
Power	2 x double GPOs
Lighting	Recessed LED lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Carpet as per selected scheme
Built-in-robe	Timber laminate joinery doors with internal robe fitout including drawers, shelves and hanging rails

<b>Bathroom</b>	
Power	2 x double GPOs
Lighting	Recessed LED lighting to architectural design
Walls	Full-height porcelain tile with full-height ceramic feature tile as per selected scheme
Ceiling	Painted plasterboard as per selected scheme
Floor	Porcelain tile as per selected scheme
Shower fitting	Astra Walker hand shower on rail with wall mixer, Iron Bronze finish
Shower screen	Framed shower screen
Toilet	Caroma wall-hung toilet suite with soft-close seat
Vanity	Custom wall-hung vanity with engineered stone top and single recessed basin, finish as per selected scheme
Basin tapware	Astra Walker wall spout and basin mixer, Iron Bronze finish
Shaving cabinet	Custom mirrored door cabinet, finish as per selected scheme
Bathroom fittings	Astra Walker towel rail, toilet roll holder, robe hooks and hand towel rail, Iron Bronze finish
<b>Powder Room</b>	
Lighting	Recessed LED lighting to architectural design
Walls	Porcelain tile to 1200mm and painted plasterboard
Ceiling	Painted plasterboard as per selected scheme
Floor	Porcelain tile as per selected scheme
Toilet	Caroma wall-hung toilet suite with soft-close seat
Vanity	Custom wall-hung vanity with engineered stone top and single recessed basin, finish as per selected scheme
Basin tapware	Astra Walker wall spout and basin mixer, Iron Bronze finish
Mirror	Mirror over vanity
Bathroom fittings	Astra Walker toilet roll holder and hand towel rail, Iron Bronze finish



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<b>Laundry</b>	
Power	1 x double GPO for washer and dryer plus 1 x double GPO above counter
Tub	Abey single bowl trough
Splashback	Ceramic tile as per selected scheme
Tapware	Sink mixer, chrome finish
Cupboards	Polyurethane cabinetry as per selected scheme
Benchtop	Engineered stone benchtop as per selected scheme
Storage	Timber laminate joinery doors with internal fitout
Dryer	7 kg dryer
Lighting	Recessed LED lighting to architectural design
Walls and ceiling	Painted plasterboard as per selected scheme
Floor	Porcelain tile as per selected scheme

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