

# IVORY

LUXURY APARTMENTS

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## Schedule of Inclusions

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**General**

Item	Description
Acoustic	Acoustic separation will be provided in accordance with the Building Code of Australia (BCA), Australian Standard AS3671 and NSW Noise Management Guidelines.
Balcony/Terrace Courtyard	<p>Tile – refer Purchaser Selections.</p> <p>Permeable paving to architectural detailed design.</p> <p>Ceiling – applied paint finish, low sheen.</p> <p>Lighting to architectural detailed design.</p> <p>Power – Outdoor Double GPO, 2 x per apartment, 1 at the front, 1 at the rear.</p> <p>Tap – 2 x per apartment to balcony/terraces, 1 at the front, 1 at the rear.</p> <p>Gas – 1 x gas bayonet connection per apartment, located to architects detailed design.</p>
Balcony Louvre Roof (Apartments 2, 4, 6, 8, 13, & 20)	Automated louvre roof.
Balustrades	To architectural detailed design, including painted concrete edge beam and semi-frameless stainless steel and glazed balustrade.
Bike Racks	Multiple bike racks are provided in the basement.
Building Manager	An owner’s corporation/body corporate will be established by the seller to facilitate management and maintenance of building services.
Building Sustainability Index (BASIX)	The development meets NSW Government requirements for sustainability.
Car Parking	Access controlled garages within basement car parking including security intercom between car park entry and apartment releasing car park entry door and lift.
Car Wash Bay	1x car wash bay is provided in the basement.
Ceiling Finish – Apartments	Suspended plasterboard paint finish, square set cornice.
Common Area – internal corridors/stair wells	Floor – tile finish, high quality durable wall finishes with feature finish to lift core walls, and lighting to architectural detailed design.
Doors	Apartment internal doors will generally be 2340 mm high. Apartment entry door oversized opening width and height. Architecturally selected door hardware.



**General (ctnd.)**

Item	Description
Entry Lobbies – Ground Level	Voice and security access control for entry by residents and visitors. Ground Level finishes include tile floor finishes, feature wall finishes, generally full height glazing and glazed doors to architectural detailed design.
Façade	Painted rendered walls, stone, light weight cladding with express joints to architectural detailed design.
Fire Services	Common Areas and car park level – as required by the BCA. Detection System to apartments and corridors comprising smoke alarms in apartments, smoke detection in common property and sound alert system as required by BCA.
Floors	Reinforced concrete slab.
Garages	Automatic tilt panel, lockable garages are provided for all apartments, providing secure parking for 2 cars plus storage space. 2 x double GPO's and 2 x fluoro lighting per Garage.
Landscaping	To Landscape Architect's detailed design.
Letterboxes	1 x lockable letterbox per apartment, near building entry, plus 1 x letterbox for owners' corporation/body corporate and 1 x letterbox for newspapers.
Lifts	Lift access is available to Apartments 1 – 15, 17 – 20. Apartment 16 is provided with direct internal stair access from basement garage. Apartments 14 and 17 are also provided with direct internal stair access.
MATV	Free to air TV channels and pre-wire for payTV to each apartment. PayTV system may require additional installation work to suit specific provider's requirements. Each apartment occupant to engage service provider to install the system.
Refuse Room	A common refuse room is provided in the basement for all household garbage and recycling.
Visitor Carpark	7x visitor car parks are provided in the basement.
Walls	External – painted rendered walls, stone, glazing, light weight cladding with express joints to architectural detailed design. Internal – masonry/ plasterboard/architecturally detailed skirting, paint finish.
Wash-down Shower	1x hot water wash-down shower is provided in the basement.
Windows/Sliding Doors	Semi-commercial Glazing section, equal to Capral 400, powder coated: Precious Silver Pearl or similar.



### Security & Access Control

Item	Description
General Access Control	Security intercom with voice control between common entry door station and apartment releasing entry door and lift.  Access via programmable proximity reader for floor by floor lift control, and vehicle entry.
Basement Access	Each apartment will be provided with two (2) proximity fob controllers per apartment. Each controller has in-built radio transmitter for remote control entry to the basement car park, and individual apartment garage.
Security System	Back to base alarm included in all street fronting ground floor apartments. Purchaser to contract monitoring company.
Door and Window Locks	Deadlock apartment entry door and keyed sliding door and window locks.

### Communications & Data Services

Item	Description
Telephone/Data	The development will be provided with a telephone/data backbone suitable for each apartment to have four (4) exchange lines.
Cabled Broadband	Within each apartment, Category 5 cabling enabling Broadband access subject to apartment owner’s subscription to an ISP and fitting of a router or switch.

### Mechanical Services

Item	Description
Air Conditioning	Reverse cycle inverter units providing ducted air conditioning to two (2) independent zones. The zoned areas consist of a “Day Zone” – living/ dining, kitchen, lounge, supplied via a minimum of three (3) registers; and a “Night Zone” – bedrooms 1, 2, and 3 (where applicable), supplied via one (1) register per bedroom. Each zone is capable of independent, as well as simultaneous operation. Located to architectural detailed design.
Ensuite, Bathroom, Powder Room, Laundry Ventilation	To Building Code of Australia (BCA) and Australian Standards.
Basement Ventilation	To Building Code of Australia (BCA) and Australian Standards.



### Hydraulic Services

Item	Description
Hot Water Units	Gas instantaneous hot water units, 1x per apartment. Located to architectural detailed design.
Detention / Retention Tanks	To Building Code of Australia (BCA) and Australian Standards. Located to architectural detailed design in the basement.
Rainwater Tanks	For collection roof area run off to be used for irrigation. Located to architectural detailed design in the basement.

### Apartment Entry

Item	Description
Door	Feature Entry Door – oversized to architectural detail, with peep hole.
Access/Security	Intercom handset providing access control from basement car park and ground level common entry to apartment. Location to architectural detailed design and subject to detailed design of apartment layout.
Lighting	Halogen and LED down lights to architectural detailed design.
Floor	Travertine tile or hardwood floor – refer Purchaser Selections.

### Living Room

Item	Description
Power	3 x double GPOs
TV	Free to Air and Cable TV outlet, ready for future PayTV service (additional work required by purchaser’s selected service provider to enable the system).
Surround Sound	Wiring provision for minimum four (4) speakers, terminated in ceiling space. Connection by purchaser.
Lighting	Halogen and LED down lights to architectural detailed design (dimmable).
Telephone/Data	Telephone/data point.
Floor	Travertine tile or hardwood flooring – refer Purchaser Selections.
Gas Connection	1 x internal gas bayonet fitting located to architectural detailed design, for connection of gas heater by purchaser.



### Home Theatre/Flex/Office (where shown on plan)

Item	Description
Operable Wall (where indicated on plan)	Full height sliding glass panels, clear anodised aluminium frames, to architectural detailed design.
Power	3 x double GPOs.
TV	Free to Air and Cable TV outlet, ready for future PayTV service (additional work required by purchaser's selected service provider to enable the system).
Surround Sound (Home Theatre only)	Wiring provision for minimum four (4) speakers, terminated in ceiling space. Connection by purchaser.
Lighting	Halogen and LED down lights to architectural detailed design. Dimming facility to Home Theatre only.
Telephone/Data	Telephone/data point.
Floor	Travertine tile or hardwood flooring – refer Purchaser Selections.

### Dining

Item	Description
Power	1 x double GPO
Lighting	Halogen and LED down lights to architectural detailed design (dimnable).
Floor	Travertine tile or hardwood flooring – refer Purchaser Selections.

### Kitchen

Item	Description
Bench Top	Reconstituted stone top equal to Caesarstone, 50mm thick, with gable end(s) – refer Purchaser Selections.
Joinery Doors/Drawers	2 pack polyurethane finish with feature wood grain elements – refer Purchaser Selections. Soft close door and drawer closing.
Joinery Carcass	Moisture resistant melamine faced board.



### Kitchen (ctnd.)

Item	Description
Joinery Handles – Cupboards / Drawers	Finger pull or handle to architects detailed design/selection.
Kickboard	Metallic finish.
Splashback	Colour backed glass – refer Purchaser Selections.
Oven	Miele H 5240 B, 600mm, stainless steel.
Cook Top	Miele KM 2034 G 750mm, gas cook top.
Range Hood	Miele DA 2270, 600mm, integrated extraction hood.
Dishwasher	Miele G 1022 i, semi-integrated.
Microwave	Miele M 8260-1, with stainless steel trim kit.
Refrigerator	Refrigerator space with water point for chilled water and ice maker.
Sink	Abey Select Sink SE180 1and 3/4 bowl – stainless steel.
Tapware	Newform XT Round Tube single lever mixer with pull out mixer (5 star WELS rating).
Lighting	Halogen and/or LED down lights to architectural detailed design. Feature lighting in kitchen.
Power	3 x double GPOs. Plus power to appliances as required.
Waste/Recycling	Hafele Euro-cargo waste/recycling underbench drawer system, 2 x 35 litre bins.
Telephone/Data	Telephone/data point.
Floor	Travertine tile or hardwood flooring – refer Purchaser Selections.

### Laundry

Item	Description
Bench Top	Reconstituted stone top equal to Caesarstone, – refer Purchaser Selections.
Joinery Doors	2 pack polyurethane finish – refer Purchaser Selections.
Joinery Carcass	Moisture resistant melamine faced board.



### Laundry (ctnd.)

Item	Description
Tapware	Newform XT Round Tube single lever mixer with pull out spray (5 star WELS rating).
Walls	Plasterboard, paint finish, skirting tile.
Sink	Single bowl – stainless steel to architectural selection.
Clothes Dryer	Wall mounted clothes dryer.
Hot and Cold Washing Machine Cocks	Concealed in laundry cabinet.
Power	2 x double GPOs.
Ventilation	In accordance with Australian Standards and BCA.
Floor and Skirting	Travertine tile– refer Purchaser Selections.

### Master Bedroom

Item	Description
Power	4 x double GPOs.
TV	Free to Air and Cable TV outlet, ready for future PayTV service (additional work required by purchaser's selected service provider to enable the system).
Lighting	Halogen and LED down lights to architectural detailed design (dimmable).
Ceiling Fan	Hunter Pacific or similar.
Telephone/Data	1 x telephone outlet at bedside. 1 x data outlet, location to architectural detailed design.
Wardrobe	Wood grain melamine robe fit out to architectural detailed design, including minimum 1 set x 4 drawers, shelving, hanging rails.
Floor	Carpet – refer Purchaser Selections.



## Master Bedroom Ensuite

Item	Description
Walls	Full height ceramic tiles, 300mm x 600mm, gloss white.
Floor	Travertine tile, 300 x 300 – refer Purchaser Selections.
Vanity Bench	Top – reconstituted stone top equal to Ceasarstone, – refer Purchaser Selections. Joinery – wood grain finish. Carcass – moisture resistant melamine faced board.
Shaving Cabinet Joinery	Mirror doors, with feature lighting under. Carcass – moisture resistant melamine faced board.
Shower Screen	Frameless glass.
Bath (where shown on plan)	Caroma Starlett, white.
Hand Basin	Parisi Happy Fish, 2 x semi recessed basin.
Toilet Suite	Wall hung WC, concealed cistern – Fowler Seido Icon with soft close seat.
Tapware	Zucchetti Pan range, chrome finish.
Shower Rose	Zucchetti Pan hand shower, set on column, chrome finish.
Heated Towel Ladder	Avenir Base 10.
Toilet Roll Holder	Avenir Bizu.
Towel Ring	Avenir Bizu.
Robe Hook	2 x Avenir Bizu.
Power	2 x double GPOs, located to architectural detailed design.
Lighting	Halogen and/or LED down lights to architectural detailed design.
Exhaust	NeoTastic Exhaust Fan or similar.
Ventilation	In accordance with Australian Standards and BCA.



### Bedrooms 2 & 3 (where applicable)

Item	Description
Power	3 x double GPOs.
TV (Bedroom 2 only)	Free to Air and Cable TV outlet, ready for future PayTV service (additional work required by purchaser's selected service provider to enable the system).
Lighting	Halogen and LED down lights to architectural detailed design.
Telephone/Data	1 x telephone outlet at bedside. 1 x data outlet, location to architectural detailed design.
Wardrobe	White melamine robe fit out to architectural detailed design, including minimum 1 set x 4 drawers, shelving, hanging rails. Doors – 2 pack polyurethane doors.
Floor	Carpet – refer Purchaser Selections.

### Bathroom

Item	Description
Walls	Full height ceramic tiles, 300mm x 600mm, gloss white.
Floor	Travertine tile, 300mm x 300mm – refer Purchaser Selections.
Vanity Bench	Top – reconstituted stone top equal to Caesarstone – refer Purchaser Selections. Joinery – wood grain. Carcass – moisture resistant melamine faced board.
Shaving Cabinet Joinery	Mirror doors, feature lighting under. Carcass – moisture resistant melamine faced board.
Shower Screen	Frameless glass.
Bath (where shown on plan)	Caroma Starlett, white.
Hand Basin	Parisi Happy Fish, 1x semi recessed basin
Toilet Suite	Fowler Seido Icon with soft close seat, wall hung WC, concealed cistern.
Tapware	Zucchetti Pan range, chrome finish.
Shower Rose	Zucchetti Pan hand shower, set on column, chrome finish.
Heated Towel Ladder	Avenir Base 10.
Toilet Roll Holder	Avenir Bizu.



### Bathroom (ctnd.)

Item	Description
Towel Ring	Avenir Bizu.
Robe Hook	2 x Avenir Bizu.
Power	2 x double GPOs, located to architectural detailed design.
Lighting	Halogen and/or LED down lights to architectural detailed design.
Exhaust	NeoTastic Exhaust Fan or similar.
Ventilation	In accordance with Australian Standards and BCA.

### Powder Room (where shown on plan)

Item	Description
Walls	Full height ceramic tiles, 300mm x 600mm, gloss white.
Floor	Travertine tile, 300mm x 300mm – refer Purchaser Selections.
Vanity Bench	Top – reconstituted stone top equal to Ceasarstone, – refer Purchaser Selections. Joinery – wood grain finish. Carcass – moisture resistant melamine faced board.
Mirror	Wall mounted to architectural detailed design.
Hand Basin	Parisi Happy Fish, 1 x semi recessed basin.
Toilet Suite	Fowler Seido Icon with soft close seat, wall hung WC, concealed cistern.
Tapware	Zucchetti Pan range, chrome finish.
Toilet Roll Holder	Avenir Bizu.
Towel Ring	Avenir Bizu.
Robe Hook	1 x Avenir Bizu.
Power	1 x double GPO, located to architectural detailed design.
Lighting	Halogen and/or LED down lights to architectural detailed design.
Ventilation	In accordance with Australian Standards and BCA.



**Study Desk (where shown on plan)**

Item	Description
Desktop	Laminate finish.
Power	3 x double GPOs, located to architectural detailed design
Lighting	Halogen and/or LED down lights to architectural detailed design
Telephone/Data	2 x telephone outlets 2 x data outlets, location to architectural detailed design.
TV	Free to Air TV outlet

**Hallway / Corridor**

Item	Description
Linen Cupboard	White melamine cupboard fit out to architectural detailed design. Doors – 2 pack polyurethane. Located to architectural detailed design.
Floor	Travertine tile or hardwood floor – refer Purchaser Selections.

**Purchaser Selections**

Item	Description
Natural Materials	Purchasers are advised that the finishes proposed for use in the apartments include natural materials such as, but not limited to stone, timber and reconstituted stone products. Natural materials may display characteristics which vary from the samples on the display sample boards, due to the intrinsic nature of such naturally occurring materials.
Lighting, GPOs, Data and Telecommunications, Bathroom Accessories	Light fittings, GPOs, Security System, TV/Cable outlets, telecommunications outlets and bathroom accessories are subject to detailed architectural design, minor variations in location and quantities of these items may occur following detailed architectural design.
Product substitution	The vendor reserves the right to substitute any specified inclusions with that of a similar quality.