



PROJECT: G+

Address: Block 6 Section 79 Giralang

Standard Inclusions List

INCLUSIONS FOR G+

Location	Description
GENERAL	
Maintenance	90 Days maintenance period
EER certificate	Energy Efficiency Rating of 6 Stars and above
Services	Service connection to water, sewage, electricity and NBN
Metering water and Electricity	Individual Metering to each unit
Heating and cooling	1 bedrooms: Reverse cycle air-conditioning to living area with condenser located on balcony. 2 & 3 bedrooms: Reverse cycle air-conditioning to living area and main bedroom with condenser located on balcony.
Ventilation	Mechanical ventilation to ranguhood, toilets and bathrooms as per BCA requirements
Insulation and acoustics	Ceiling and wall insulation Acoustic separation between apartments will be provided in accordance with the National Construction Code.
Video intercom	Lobby to apartment video intercom system
Lifts	Two (2) lifts servicing individual floors and the basement.
Ceiling	The living area and bedroom ceiling height will generally be 2400 mm, bathroom, ensuite, laundry and kitchen will be generally 2200 mm subject to approved design.
Walls	Plasterboard with paint finish.

ELECTRICAL AND DATA POINT

General	Double power points throughout (single to dishwasher, microwave space and fridge space) Hardwired smoke detectors as required by BCA Recessed LED lighting throughout - to developer specification Provision for NBN connection Individual electric meter
Entry	1 light point
Main bedroom	2 light point, 2 double GPO, 1 TV point
Bedrooms	1 light point, 2 double GPO
Bathrooms / Ensuite	Tastic 2 in 1 (light and fan), 1 double GPO
Main living area	4 light points, 2 double GPO, 1 TV point, 1 data point
Dining area	2 light point, 2 double GPO
Kitchen / Bench	2 light point, 2 double GPO
Stair void	1 light point , 2 way switched (only applicable to loft apartments)
Laundry	1 light point, 1 double GPO
Balcony	1 outdoor light point, 1 external water proof GPO
Hotwater system	Electric instantaneous

EXTERNALS

Front door	Solid core front entry door with access lock
Windows and sliding doors	Double glazed aluminium framed windows and sliding doors with flyscreens
Letterbox	1 lockable letterbox per unit
Balcony Handrail	As per approved DA
Balcony Floor finish	Raised pavers on pederstal
Roof	COLORBOND® roof, fascia and gutter
Landscaping	Provided according to approved landscaping plan
Storage cage	Each apartment will be provided with a storage cage in the basement
Waste disposal	Waste room at basement level 1. Will comprise of recycling and general waste disposal with bin chutes on each floor.

INTERNALS

Internal walls	Plasterboard lining throughout (moisture resistant, wet areas) Low sheen paint finish, colours to match interior board(s) Painting to all plasterboard linings
Ceilings	Square set throughout
Apartment floor finish	Floorboards as per selection board
Flooring to bedrooms	Carpet to bedrooms
Internal doors	Flush panel 2040 mm high hinged doors and cavity sliding doors painted semi-gloss finish (door stops provided to all swing doors).
Door hardware	Passage sets to be provided to all internal doors with privacy sets to bathrooms, ensuites, powder rooms
Skirting and architraves	67mm (standard profile) painted semi-gloss finish
Bedroom wardrobes	Melamine finish with sliding doors
Linen and store cupboards	Melamine finish with sliding doors

ACCESS

Access Control	Visitor access granted via intercom from ground floor lobby. Resident access to lobby entries and lifts via key fob/proximity reader. Access to secured garage via remote or fob/proximity reader
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KITCHEN

Sink	Stainless steel bowl
Mixer	Chrome sink mixer
Flooring	Floor boards as per selection board(s)

KITCHEN & CABINETRY

Main cabinetry	Custom laminate colour as per selection board(s)
Feature joinery	Custom laminate timber look as per selection board(s)
Benchtop	20 mm benchtop
Door and drawers	Soft close doors, handles as per selection board(s)
Splashback	As per selection board(s)
Kickboard	As per builder's selection to match joinery

KITCHEN & APPLIANCES

Cooktop	Meile 574 mm ceramic induction cooktop
Oven	Meile 569 mm range:
Dishwasher	Meile 600 mm built in dishwasher
Rangehood	Meile 532 mm built-in rangehood ducted to atmosphere

BATHROOM / EN SUITE / POWDER ROOM

Fixtures and fittings	CAROMA tapware CAROMA wall-mounted shower rail with hand held shower CAROMA wall-mounted mixer CAROMA towel rails and toilet roll holder
Basin	Above counter basin
Vanity	Custom built vanity 20 mm top as per selection board(s)
Cabinetry	Shaving cabinet with built-in mirror
Shower Screen	Semi framed shower screen
Bathtub	CAROMA built-in or freestanding bath (As per selected floor plan)
Water closet	CAROMA wall faced toilet
Wall finish	Floor to ceiling wall tiles as per selection board(s)
Floor finish	Tiles as per selection board(s)

BATHROOM ACCESSORIES

Towel rail	CAROMA 600 mm double towel rail
Toilet roll holder	CAROMA toilet roll holder

LAUNDRY

Sink	Free standing laundry tub and cabinet
Laundry mixer	DORF sink mixer
Plumbing	Hot and cold water points for tub and washing machine connections
Floor finish	Tile finish as per selection board(s)
Splashback	Tiled as per builders selection.
Dryer	Builder's selection of front load vented dryer.
Ventilation	Auto-exhaust fan.
Doors	Singles or Bi-fold laundry cupboard doors where applicable

CAR PARKING

Car Parking	Secure basement carparking as per basement parking plan
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CLARIFICATIONS

Colour Schemes	There are two (2) colour schemes that will be made available to the purchaser. Purchasers are to make their colour selections upon exchange of contracts. Natural materials display characteristics which may vary from samples shown on the display colour boards due to the intrinsic nature of such naturally occurring materials. Variations should be expected and appreciated.
Light, GPOS, Bathroom Accessories	Light fittings, GPO's, access control system, TV/cable outlets telecommunication outlets and bathroom accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following architectural detailed design.
Cut off date for variations	Variations are always a part of most builds and we will try our best to accommodate the variations where possible. As our build program is based on a strict ordering schedule, therefore, cut off dates are duly advised by the selling agent. The buyer accepts that if the changes or colour selection comes after the cut off dates, the build will proceed without them and the buyer will have to accept either the default colour scheme decided by the builder or default build without the variations. (Cut off date 15/5/2023)



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Upgrade / Variations

UPGRADE OPTIONS AND ADDITIONAL COSTS

Location	Description
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KITCHEN UPGRADES

Cost	Upgrades	Description	Confirmed / notes
\$2,300.00	Model H 2265-1 BP	MieleOven with a timer, XL oven compartment & pyrolytic cleaning.	<input type="checkbox"/>
\$5,000.00	KM 7474 FL	Miele Induction cooktop with onset controls with PowerFlex cooking area for maximum power output	<input type="checkbox"/>
\$2,800.00	DA 2578	Miele Extractor unit with energy-efficient LED lighting and light-touch switches for easy use.	<input type="checkbox"/>
\$1,700.00	M 2240 SC CLST	Miele Built-in microwave oven with sensor controls on the side for convenient operation.	<input type="checkbox"/>

LAUNDRY UPGRADES

Cost	Upgrades	Description	Confirmed / notes
\$1,600.00	Model WCA 020	Miele 7KG Washing machine with honeycomb drum	<input type="checkbox"/>
\$2,200.00	TCB 140 WP	Miele 7KG Heat Pump tumble dryer	<input type="checkbox"/>
\$400.00	WTV 501	Miele Washer-dryer stacking kit	<input type="checkbox"/>

GENERAL UPGRADES

Cost	Upgrades	Confirmed / notes
\$700.00	Additional power points	<input type="checkbox"/>
\$700.00	Additional light points	<input type="checkbox"/>
\$700.00	Additional data points	<input type="checkbox"/>
\$1,200.00	Water connection to fridge	<input type="checkbox"/>

FINISHING UPGRADES

Cost	Upgrades	Confirmed / notes
\$400.00 per sqm	Floorboard upgrade, hybrid to solid	<input type="checkbox"/>
\$170.00 per sqm	Floorboards in lieu of carpets	<input type="checkbox"/>

NOTES

Upgrades will only be accepted after exchange

Upgrades must be clearly identified and initialled by the buyer(s)

Any upgrade options added after the contract date will be subjected to an additional of \$880 (GST inclusive)