

SCHEDULE OF INCLUSIONS AND FINISHES
17-17A KEMBLA STREET, NORTH WOLLONGONG

BUILDING EXTERNAL

Floor	Concrete Slab.
Walls	Concrete, masonry or hebel. Render for masonry and setting coat for hebel with selected paint finish.
Balcony Balustrade	Glazed with powder coated aluminium top rail and post.
Door and Window Frame	Powder coated aluminium doors and window frame.
Glass	Clear glass.
Balcony Area	Water proofing, selected tiles throughout.
Balcony Attachments	One water tap, one gas bayonet point and one power point supplied for the balcony.
Entrance	Selected tiles throughout.
Landscaping	Selected landscape planting to all common areas only.

BUILDING INTERNAL

Smoke Detectors	Smoke detectors to all units and foyers.
Hot Water System	In wall gas hot water system or equivalent.
Built-in Wardrobes	Built-in wardrobe to each bedroom.
Walls	Masonry/hebel fire rated to unit dividing wall, metal frame elsewhere, plasterboards with selected paint finish.
Bathroom/Ensuite Walls (Tiles)	Villa boards, then floor to ceiling porcelain 300x300 Floor tiles and 300x600 porcelain or ceramic Wall tiles, for bathrooms and ensuite).
Laundry Walls	Selected tile splashback above bench top/washing machine. Skirting tiles elsewhere.
Architrave Skirting	Standard 65mm high skirting applied to bedrooms, hallway, living, dining to all internal where applicable.
Paint Internal	One coat primer and two coats of selected paint.
Ceiling	Plasterboard with selected paint finish.
Drop Ceiling	Required for services. Plasterboard with selected paint finish.

Door	Unit entry door to be fire rated solid flush with selected paint finish. Staircase doors to be fire rated solid flush panel. Internal doors to be flush panel hollow core doors. All internal and external doors to be in selected paint finish.
Hardware	Selected quality metal lever handle privacy set to bathroom, ensuite and main bedroom.
Blinds	To all windows except frosted glass. (Transparent in living areas and block out in bedrooms).

FLOOR

Bedrooms/dining/living	Selected carpet.
Main Building Entrance Foyer	Selected tiles.
All Other Lift Foyers	Selected carpet.
Unit Entry	Selected tiles(Porcelain)/carpet.
Penthouse and Sub - Penthouse	Timber floor for living, dining, kitchen and unit entry area. (Bedrooms and hallway will be select carpet).

KITCHEN

Cupboard Door Fronts	Polyurethane finish – 2 colours to choose from.
Kitchen Internal	White melamine finish.
Kitchen Walls	Glass splashback and paint where applicable.
Bench Top	40mm selected Caesar Stone (2 colours to choose from).
Floor	Selected tiles.
Sink	Stainless Steel double bowls.
Appliances	Dishwasher, cook top, oven, range hood, quality package all in stainless steel finish for two bedroom units. Miele appliances to Penthouse and all three bedroom apartments on level 4, 5, 6, 7 and 8.
Kitchen Vents	Kitchen to be ventilated out of the building.

BATHROOM

Vanity	Wall mount polyurethane finish with selected china basin, 20mm Caesar stone top.
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Shower Screen	Clear anodized aluminium semi frameless shower screen with clear glass applied to bathroom and ensuite.
Bath	White bath to be installed in main bathroom.
W.C.	Vitreous china – dual system.
Mirror	Frameless mirrored glass to bathroom and ensuite.
Accessories	Quality accessories applied to bathroom and ensuite.

TAP WARE AND ACCESSORIES

Taps, Spouts and Shower	Quality taps, fittings and shower rose applied to bathroom and ensuite.
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LAUNDRY

Single stainless steel tub set in joinery cupboard.

ELECTRICAL

Internal Light Fittings	Down light fittings applied to internal unit and foyers.
External Light Fittings	Applied to balconies, building entry and where appropriate.
Intercom	Audio and Visual intercom to all units.
Power Points	Single and double power points where appropriate.
TV and Pay TV	2 bedroom units(Lounge area & in bedrooms). 3 bedroom units(Lounge area & in bedrooms). Sub-Penthouse units(Lounge area & in bedrooms). Penthouse units(Lounge area & in bedrooms).
Telephone Points	2 bedroom units, 2 points(Kitchen & main bedroom). 3 bedrooms units, 2 points(Kitchen & main bedroom). Sub-Penthouses, 2 points(Lounge area & main bedroom). Penthouses, 2 points(Lounge area & main bedroom).
Air Conditioning	Ducted air conditioning system. Available in 3 bedroom apartments only.
Garage	All lock up remote controlled garages with 2 remotes supplied.

PLEASE NOTE:

General:

We may substitute items contained in this schedule as long as the new item is at least of the same quality. The location of fixtures, walls, doors and fittings may be changed (but the new location must not adversely affect the used of functionality of the apartment). Some items may not be included in this report and could be installed to improve the use of the apartment. Some items in this schedule may change as long as the new item is of equivalent quality.

Stone:

The fact that stone is a naturally occurring material may mean that variations in colour, consistency and fault lines cannot be controlled. Every endeavour will be made to procure supplies from the same source as the stone displayed in the Sales Office and on the Finishes Boards, but we cannot guarantee the stone will not vary in its markings. Whilst all care has been taken in the selection of the stones specified, stone products can stain. We cannot guarantee that the stone will not stain if spills are not attended to without delay. The purchaser will not make any objection in this regard.

Stainless Steel:

All stainless steel products are susceptible to scratching and should be treated with care at all times. This occurrence is not a manufacturing or quality control fault; it is a characteristic of the product. The developer cannot be responsible for any marks in stainless steel that are not identified at the time of the pre-settlement inspection.