

# MOIRÉ

NEWLYNE

## INCLUSIONS

Address: Moiré, Northbourne Avenue, Lyneham, 2602

| Item                              | Description                                                                                                                                                                                                                                |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GENERAL                           |                                                                                                                                                                                                                                            |
| EER certificate                   | Energy Efficiency Rating minimum 6 Stars                                                                                                                                                                                                   |
| Services                          | Service connection to water, sewage, electricity, high-speed fibre to the premises internet                                                                                                                                                |
| Heating and cooling               | 1 bedroom: Reverse cycle air-conditioning to living area<br>2 & 3 bedrooms: Reverse cycle air-conditioning to living area and main bedroom<br>Penthouses: Ducted and zoned reverse cycle air-conditioning                                  |
| Ventilation                       | Mechanical ventilation to rangehood, toilets and bathrooms as per BCA requirements                                                                                                                                                         |
| Insulation and acoustics          | Ceiling and wall insulation – as per EER requirements<br>Acoustic separation between apartments in accordance with the National Construction Code                                                                                          |
| Video intercom/Access Control     | Video intercom to Entry Lobby and carpark intercom to apartment.                                                                                                                                                                           |
| Lifts                             | One Lift per tower servicing all floors and basements.                                                                                                                                                                                     |
| Ceiling                           | The living area ceiling heights will be 2700 mm, bathroom, ensuite, laundry will be generally 2400 mm.                                                                                                                                     |
| Walls                             | Generally plasterboard with paint finish as per selection boards                                                                                                                                                                           |
| Green Star Community              | The Newlyn precinct is Green Star registered and aiming for a 5 Star Community Rating                                                                                                                                                      |
| ELECTRICAL AND DATA POINT         |                                                                                                                                                                                                                                            |
| General                           | Double power points throughout (single to dishwasher, microwave space and fridge space)<br>Hardwired smoke detectors as required by BCA<br>Recessed LED lighting throughout - to developer specification<br>Provision for Fibre connection |
| Entry                             | 1 light point                                                                                                                                                                                                                              |
| Main bedroom                      | 2 light point, 2 double GPO, 1 TV point                                                                                                                                                                                                    |
| Walk in robe                      | 1 light point where applicable                                                                                                                                                                                                             |
| Bedrooms                          | 1 light point, 2 double GPO                                                                                                                                                                                                                |
| Study                             | 1 light point, 1 double GPO, 1 data point where applicable                                                                                                                                                                                 |
| Bathrooms / Ensuite / Powder Room | Tastic 2 in 1 (light and fan), 1 double GPO                                                                                                                                                                                                |
| Main living area                  | Minimum of 4 light points, 2 double GPO, 1 TV point, 1 data point to all apartments unless listed below.<br>Secondary living area - 4 light points, 2 double GPO, 1 TV point, 1 data point to applicable units 25, 53, 54                  |
| Dining area                       | Minimum of 2 light point, 1 double GPO to all apartments                                                                                                                                                                                   |
| Kitchen / Bench                   | Minimum of 2 light point, 2 double GPO to all apartments                                                                                                                                                                                   |
| Walk in Pantry                    | 1 light point, 2 double GPO                                                                                                                                                                                                                |
| Laundry                           | 1 light point, 1 double GPO                                                                                                                                                                                                                |
| Balcony/Courtyard                 | Minimum of 1 light point and 1 external GPO per balcony/courtyard unless listed below.<br>Minimum 3 light point and 2 external GPO applicable to units 1, 2, 3, 4, 29, 30, 35, 54                                                          |
| Electric Fireplace                | To unit 1, 25, 52, 53, 54 Living                                                                                                                                                                                                           |
| Hot water system                  | Centralised hot water services via embedded network                                                                                                                                                                                        |
| 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 or as required to meet all relevant requirements and codes                                                                                                        |
| Letterbox                         | 1 lockable letterbox per unit                                                                                                                                                                                                              |
| Balcony Floor finish              | Raised pavers on pedestals                                                                                                                                                                                                                 |
| Roof                              | Metal roofing with Metal fascia and gutters                                                                                                                                                                                                |
| Landscaping                       | Provided according to approved landscaping plan                                                                                                                                                                                            |
| Storage cage                      | Each apartment will be provided with a min 1.5sqm storage cage. Penthouses have storage in their allocated garage in the basement.                                                                                                         |
| Waste disposal                    | Waste rooms at basement level 1. Will comprise of recycling and general waste disposal with waste chutes accessible on each floor.                                                                                                         |
| INTERNALS                         |                                                                                                                                                                                                                                            |
| Internal walls                    | Plasterboard lining throughout (moisture resistant to 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 2340 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 main bathrooms and powder rooms                                                                                                                                     |
| Skirting and architraves          | 67mm (standard profile) painted semi-gloss finish                                                                                                                                                                                          |
| Bedroom wardrobes                 | Melamine finish with sliding doors                                                                                                                                                                                                         |

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| Item                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ACCESS                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Access Control                | Residents will get access to lobby entry and lifts using the provided key fob/proximity reader. Visitor access granted via intercom at lobby entry and basement entry. All residents will be provided two fobs.                                                                                                                                                                                                                                                                     |
| KITCHEN                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Sink                          | Double bowl stainless steel sink                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Mixer                         | Brushed nickel goose neck 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 as per selection board(s)                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 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                       | Miele 600mm ceramic induction cooktop                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Oven                          | Miele 600mm oven                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Dishwasher                    | Miele 600mm semi integrated dishwasher                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Rangehood                     | Miele 600mm built-in rangehood ducted to atmosphere                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Fridge                        | Fisher and Paykel 80cm Integrated Fridge to Unit 1, 25, 52, 53, 54                                                                                                                                                                                                                                                                                                                                                                                                                  |
| BATHROOM/EN SUITE/POWDER ROOM |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Fixtures and fittings         | Brushed nickel tapware                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Basin                         | Inset white ceramic basin                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Vanity                        | Custom vanity 20mm benchtop as per selection board(s)                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Shaving Cabinet               | Custom shaving cabinet as per selection board(s)                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Shower Screen                 | Semi framed shower screen                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Bathtub                       | Built-in bathtubs. Freestanding baths to Penthouses.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Water closet                  | Back to wall toilet suite                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Wall finish                   | Tile finish as per selection board(s)                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Floor finish                  | Tile finish as per selection board(s)                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| BATHROOM ACCESSORIES          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Towel rail                    | Brushed nickel towel rail                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Toilet roll holder            | Brushed nickel toilet roll holder                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| LAUNDRY                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Sink                          | Stainless steel sink                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Laundry mixer                 | Standard chrome sink mixer with pull out spray                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Plumbing                      | Hot and cold water points for tub and washing machine connections                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Floor finish                  | Tile finish as per selection board(s)                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Splashback                    | Tile finish as per selection board(s)                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Ventilation                   | Auto-exhaust fan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Doors                         | Laminate joinery doors to European laundry where applicable                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Dryer                         | Vented Wall Hung Dryer                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| CAR PARKING                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Car Parking                   | As per sales contract                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Colour Schemes                | There are 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.<br>Where specified inclusions are not reasonably available, inclusions of the same or better quality will be provided. |

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UPGRADE OPTIONS

Address: Moiré, Northbourne Avenue, Lyneham, 2602

| UPGRADE OPTIONS - If applicable with size and layout |                                                                                           |           |            |
|------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------|------------|
| KITCHEN                                              |                                                                                           | Code      | Price      |
| Oven                                                 | Miele 90cm Pyrolytic oven                                                                 | H 2890 B  | On request |
| Oven                                                 | Miele 60cm Pyrolytic oven x 2 (1 included as standard, 1 additional)                      | H 7264    | \$5,599.00 |
| Cooktop                                              | Miele 90cm induction                                                                      | KM7684 FL | On request |
| Rangehood                                            | Miele 90cm built in rangehood                                                             | DA2390    | On request |
| Microwave                                            | Miele Built-in microwave                                                                  | M7244TC   | \$3,199.00 |
| Steam Oven                                           | Miele Built-in Steam oven                                                                 | DG 2840   | \$3,999.00 |
| Coffee Machine                                       | Miele Built-in fresh bean coffee machine                                                  | CVA 7440  | \$6,599.00 |
| Integrated Fridge/Freezer                            | F&P Integrated French door fridge/freezer                                                 | RS90A1    | \$6,799.00 |
|                                                      | Please note not all upgrade options can be accommodated in all kitchen types and layouts. |           |            |
| LAUNDRY                                              |                                                                                           | Code      | Price      |
| Washer                                               | F&P Front loader 8kg                                                                      | WH8060P3  | On request |
| Dryer                                                | F&P Condenser dryer 8kg                                                                   | DE8060P3  | On request |
| Stacking Kit                                         | Stacking Kit                                                                              | 428122    | On request |
|                                                      |                                                                                           |           |            |
| GENERAL UPGRADES                                     |                                                                                           |           | Price      |
| Additional Power Point                               |                                                                                           |           | \$350.00   |
| Additional Light Point                               |                                                                                           |           | \$350.00   |
| Additional Data Points                               |                                                                                           |           | \$350.00   |
| Water Connection to Fridge                           |                                                                                           |           | \$500.00   |
|                                                      |                                                                                           |           |            |