

## GENERAL BUILDING FINISHES

### EXTERIOR

#### Walls

Combination of rendered masonry/ concrete with acrylic render and architectural cladding as per drawings. Donnybrook Stone or similar feature stone walls to Basement 1 & 2.

#### Floors / Concrete Slabs

To engineering and acoustic specification.

#### Driveway

Concrete.

#### Car Park

Concrete.

#### Roofing

Generally Colorbond Metal Sheetting or similar. Concrete with 'Green Roof' to communal areas.

#### Balconies

Slip resistant ceramic floor tiles. Tap to each balcony.

#### External Balustrade

Combination of solid masonry/ concrete and powder coated aluminium framed glazed balustrade as per drawings.

#### External Windows

Powder coated aluminium frames and glazing. External Sliding Doors Generally 6mm standard glazing or equivalent. 8.38mm laminated glazing (or equivalent) to selected Alfred Road glazing (as nominated by acoustic engineer). Low energy glazing where required to satisfy glazing codes. Double glazing to all penthouses.

#### Flyscreens

Flyscreens provided.

#### Fencing

Vertical steel flat bar to boundary fence (Alfred Road and Milyarm Rise).

#### Privacy Fence

Vertical steel flat bar to privacy fence for ground floor units.

#### Letterboxes

Powder coated or similar lock-up letterboxes.

#### Privacy Screens

To selected units as per drawings. Combination of perforated metal sliding and bi-folding screens and timber-look aluminium framed sliding louvre screens (first to fourth floor). Aluminium framed, opaque glass privacy screens as per statutory requirements between units (Basement 2, Ground, Second, Fourth and Mezzanine levels).

#### Landscaping

Designer landscaping and lighting.

### SECURITY

#### Remote Driveway Gates

Auto-remote controlled gates to carpark area. 2-remote controls per apartment included.

#### Access

Keyless electronic access to ground floor lobby. Controlled lift access to individual floors. Visitor parking bays provided.

#### Intercom

Video system to control access to ground floor residential lobby.

#### Security Lighting

Included.

#### CCTV

CCTV including 4 camera points throughout the building.

### COMMON AREAS

#### Lifts

Four compliant lift cars to service all floors including parking. Stainless steel lift door. Tiled floor. Stainless steel fixtures.

#### Ground Floor Foyer

Glazed automatic entry doors to foyer. Feature wall(s) as selected by architect/interior designer. Natural stone flooring throughout. Flush suspended plasterboard ceiling. Includes feature lighting. Furnished with designer furniture and artwork.

#### Pathways

Washed aggregate concrete or stone tile.

#### Water Features

Tiled.

#### Pool Fence

Frameless glass.

#### Swimming Pool

16m x 3.5m (approximately) Quartz render with tiled edge. BPA 800 heat pump (or similar) for extended swimming season.

#### Spa

3.5 x 3.5m (approximately).

#### Pool Decking

Reconstituted timber decking (or similar).

#### Poolside Furniture

Sun lounges provided.

#### Communal Kitchen

Miele appliances including oven, microwave, dishwasher, induction cooktop and rangehood. Refrigerator. Reconstituted stone benchtop. Stainless steel sink and designer chrome flick mixer.

#### Communal Dining/Lounge

Natural stone flooring throughout. Batten timber ceiling. Feature pendant lighting. Entertaining size dining table with chairs. Lounge, casual tables and chairs provided.

#### Wine Cellar

Temperature controlled wine cellar with individual lock-boxes included.

#### Cold Storage Room

Temperature controlled cold storage room included.

#### Cabana(s)

Barbeque and stainless steel sink provided. Casual table and chairs provided.

#### Gymnasium

Carpet to floors. Fully equipped gym with cardio and weight equipment. Frameless mirror to wall.

#### Sauna

Included.

#### Steam Room

Included.

#### Yoga/Massage Room

Quality timber flooring throughout. Batten timber ceiling. Built-in TV with DVD player. Yoga mats and massage tables provided.

#### Change Room

Unisex change rooms with toilet, basin and shower.

Note: The indicative schedule of finishes may be varied in accordance with the contract for sale.

## APARTMENT INTERIORS

(APARTMENTS 1-139)

### PREMIUM FINISH

(INCLUDED AS STANDARD)

#### Party Walls

Painted walls. Acoustic insulation rating as per BCA requirements

#### Internal Walls

Painted walls. Opaque glazed screen (one fixed panel, one sliding panel) to internal room for Apartments 44, 47, 48, 70, 73, 74, 77, 78, 79, 99, 102, 103, 106, 107, 108, 128, 131, 132, 135, 136 and 137.

#### Kitchen

Large format fully vitrified floor tiles.

#### Ensuite & Bathroom

Fully vitrified floor tiles.

#### Living/Dining

3.6 pile quality carpet. Selected timber flooring (with compliant acoustic underlay) included as standard finish to kitchen, living and dining areas for Apartments 29, 55, 84 and 113 only.

#### Bedrooms and Robes

Quality carpet.

#### Ceilings

Painted plasterboard ceilings. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services.

#### Cornice

Included.

#### Entry Doors

Fire rated self closing door.

#### Internal Doors

Painted hollow core door.

#### Internal Door Hardware

Designer range handles.

#### Walk-in Robes

Shelf and hanging rail.

#### Built-in Robes

Sliding mirror doors complete with shelf and hanging rail.

#### Skirtings

Painted MDF.

#### Study Desk

Included to selected apartments (where shown on drawings).

#### Colour schemes

Three schemes: Coastal, Minimalist and Noir.

### ELECTRICAL & COMMUNICATIONS

#### Fire Alarm

Included.

#### Smoke Detectors

Included.

#### Light fittings

Downlights or surface mounted fittings as required.

#### Exhaust Fans

Provided to ensuite, bathroom and laundry.

#### GPO / Switch Plates

Generous provision throughout.

#### TV Point

Provided to living and master bedroom.

#### Pay TV Point

Provided to living and master bedroom. Foxtel backbone wiring throughout building (Subscription by residents).

#### Internet Points

1 Data Point.

#### Telephone Points

1 Telephone point.

#### Intercom system

Samsung 7" colour screen wired to intercom.

### KITCHEN, BATHROOM & LAUNDRY

#### Kitchen Cabinetwork

Combination of vinyl wrap and timber-grain laminate. Soft close drawers provided. Overhead cupboards over cooktop.

#### Kitchen Benchtops

Selected reconstituted stone bench top. Feature tile to external face of kitchen bench fronting dining area.

#### Kitchen Splashback

Selected tile splashback.

#### Microwave Recess

Recess provided with power point.

#### Cupboard Door Furniture

Selected designer range handles.

#### Vanity Cupboard

Combination of vinyl wrap and timber-grain laminate.

#### Vanity Benchtop

Selected reconstituted stone bench top.

#### Bathroom / Ensuite Shower

Semi-frameless clear glazed shower screen.

#### Bathroom / Ensuite Splashback

Selected tiled finish.

#### Bathroom Wall Tiles

Full height rectified ceramic wall tiles.

#### Laundry Benchtop

Selected reconstituted stone bench top.

#### Laundry Splashback

Quality ceramic tile.

#### Washing Machine Recess

Provided with power point. Concealed washing machine taps provided.

### APPLIANCES

#### Cooktop

Miele 60cm 3 zone induction cooktop.

#### vOven

Miele 60cm oven.

#### Range Hood

Miele 53cm stainless steel rangehood.

#### Dishwasher

Miele semi-integrated 60cm dishwasher.

#### Fridge Recess

Includes water supply.

#### Clothes Dryer

Electric dryer included.

#### Hot Water System

Central solar boosted gas hot water system.

#### Air Conditioning

Reverse cycle ducted system to living area and bedrooms.

### SANITARY FIXTURES & TAPWARE

#### Kitchen Tap

Designer chrome flick mixer.

#### Kitchen Sink

Stainless steel sink.

#### Basin Tap Sets

Vitra D-Line range chrome basin mixer.

#### Basins

White ceramic undercounter basins to ensuite and bathroom.

#### W/C

Designer toilet suite.

#### Shower Head

Hansgrohe Raindance Select E150 Classic range.

#### Shower Mixer

Vitra D-Line range chrome shower mixer with chrome shower rail.

#### Bath

BLB Comfort 1700 built-in bath (or equivalent) to Apartments 13, 26, 35, 42, 46, 61, 68, 71, 72, 90, 97, 100, 101, 119, 126, 129 and 130. Solo 1700 Oval freestanding acrylic bath (or equivalent) to Apartments 1, 4, 9, 10, 11, 12, 14, 17, 22, 23, 24, 34, 35, 36, 37, 40, 45, 50, 56, 60, 61, 63, 64, 65, 66, 76, 85, 89, 90, 91, 92, 93, 94, 95, 105, 107, 114, 118, 119, 120, 121, 122, 123, 124, 134 and 136. Vitra D-Line range chrome shower mixer with rectangular wall bath outlet.

#### Laundry Trough Taps

Selected designer chrome range taps.

#### Laundry Trough

Stainless steel laundry trough.

#### Bathroom Accessories

Selected designer chrome range.

#### Bathroom Towel Rail

Selected designer chrome range.

#### Bathroom Toilet Paper Holder

Selected designer chrome range.

## PENTHOUSE INTERIORS

(APARTMENTS 140-156)

### PRESTIGE FINISH

(INCLUDED AS STANDARD)

#### Party Walls

Painted walls. Acoustic insulation rating as per BCA requirements.

#### Internal Walls

Painted walls.

#### Kitchen/Living/Dining

Timber flooring (with compliant acoustic underlay).

#### Ensuite & Bathroom

Fully vitrified floor tiles.

#### Bedrooms and Robes

3.9 pile quality carpet.

#### Ceilings

Painted plasterboard ceilings. Generally 2.7 metre high ceilings to living areas and bedrooms except where drop ceilings or bulkheads are required for services. Generally 2.4 metre high ceilings to mezzanine level and external terrace areas.

#### Cornice

Included.

#### Entry Doors

Fire rated self closing door.

#### Internal Doors

Painted hollow core door.

#### Internal Door Hardware

Designer range handles.

#### Walk-in Robes

Shelf and hanging rail.

#### Built-in Robes

Sliding mirror doors complete with shelf and hanging rail.

#### Skirtings

Painted MDF.

#### Study Desk

Included to apartments 150 and 151.

#### Colour schemes

Three schemes: Coastal, Minimalist and Noir.

# specifications

# ARIA

SWANBOURNE LUXURY APARTMENTS

## ELECTRICAL & COMMUNICATIONS

### Fire Alarm

Included.

### Smoke Detectors

Included.

### Light fittings

Downlights or surface mounted fittings as required. Three feature pendant lights above kitchen bench and one above study area (apartments 150 and 151 only).

### Exhaust Fans

Provided to ensuite, bathroom and laundry.

### GPO / Switch Plates

Generous provision throughout.

### TV Point

Provided to living and all bedrooms.

### Pay TV Point

2 pay TV points. Foxtel backbone wiring throughout building (Subscription by residents).

### Internet Points

2 data points.

### Telephone Points

2 telephone points.

### Smart home system

Samsung smart Home 10" colour screen wired to intercom including smart home compatibility and CCTV integration.

## KITCHEN, BATHROOM & LAUNDRY

### Kitchen Cabinetwork

Combination of vinyl wrap and timber veneer. Soft close drawers provided. Overhead cupboards over cooktop.

### Kitchen Benchtops

Selected reconstituted stone bench top. Feature tile to external face of kitchen bench fronting dining area.

### Kitchen Splashback

Selected colourback glass splashback.

### Cupboard Door Furniture

Selected designer range handles.

### Vanity Cupboard

Combination of vinyl wrap and timber veneer.

### Vanity Benchtop

Selected reconstituted stone bench top.

### Bathroom / Ensuite Shower

Semi-frameless clear glazed shower screen.

### Bathroom / Ensuite Splashback

Selected tiled finish.

### Bathroom Wall Tiles

Full height rectified ceramic wall tiles.

### Laundry Benchtop

Selected reconstituted stone bench top.

### Laundry Splashback

Quality ceramic tile.

### Washing Machine Recess

Provided with power point Concealed washing machine taps provided.

## APPLIANCES

### Cooktop

Miele 79cm 4 zone induction cooktop.

### Oven

Miele 60cm oven.

### Range Hood

Miele 70cm built-in rangehood.

### Dishwasher

Miele fully-integrated 60cm dishwasher.

### Microwave

Miele microwave oven.

### Fridge Recess

Includes water supply.

### Hot Water System

Central solar boosted gas hot water system.

### Clothes Dryer

Electric dryer included.

### Air Conditioning

Reverse cycle ducted system to living area and bedrooms.

## SANITARY FIXTURES & TAPWARE

### Kitchen Tap

Designer chrome flick mixer.

### Kitchen Sink

Stainless steel sink.

### Basin Tap Sets

Rogerseller Arq range chrome basin mixer.

### Basins

White ceramic undercounter basins to ensuite and bathroom.

### W/C

Designer toilet suite with soft close seat.

### Shower Head

Hansgrohe Raindance Select E150 Luxury range.

### Shower Mixer

Rogerseller Arq range chrome shower mixer with chrome shower rail.

### Bath

Uno Duo 1800 freestanding acrylic bath (or equivalent) Rogerseller Arq range plate with mixer and bath outlet.

### Laundry Trough Taps

Selected designer chrome range taps.

### Laundry Trough

Stainless steel laundry trough.

### Bathroom Accessories

Selected designer chrome range.

### Bathroom Towel Rail

Selected designer chrome range.

### Bathroom Toilet Paper Holder

Selected designer chrome range.

## MEZZANINE/ROOFTOP TERRACE

### Stairs

Concrete stair with timber treads and semi-frameless balustrade with stainless steel handrail and fixings.

### Mezzanine Floor

Timber flooring (with compliant acoustic underlay).

### Rooftop Terrace Floor

Slip resistant fully rectified ceramic floor tiles.

### Mezzanine Roof Lining

Timber.

## PRESTIGE FINISH UPGRADE

Items listed below are modified from the equivalent item contained within the standard Apartment 'Premium' interior finish schedule (Apartments 1-139 only).

### Kitchen/Living/Dining

Selected timber flooring (with compliant acoustic underlay).

### Bedrooms and Robes

3.9 Pile quality carpet.

## ELECTRICAL & COMMUNICATIONS

### Light fittings

Three feature pendant lights above kitchen bench and one above study area (where applicable).

## KITCHEN, BATHROOM & LAUNDRY

### Kitchen Cabinetwork

Combination of vinyl wrap and timber veneer.

### Kitchen Splashback

Selected colourback glass splashback.

### Vanity Cupboard

Combination of vinyl wrap and timber veneer.

## APPLIANCES

### Cooktop

Miele 79cm 4 zone induction cooktop.

### Range Hood

Miele 70cm stainless steel rangehood.

### Microwave

Miele microwave oven.

## SANITARY FIXTURES & TAPWARE

### Basin Tap Sets

Rogerseller Arq range chrome basin mixer.

### W/C

Designer toilet suite with soft close seat.

### Shower Head

Hansgrohe Raindance Select E150 Luxury range.

### Shower Mixer

Rogerseller Arq range chrome shower mixer with chrome shower rail.

### Bath

Uno Duo 1800 freestanding acrylic bath (or equivalent) to Apartments 1, 4, 9, 10, 11, 12, 14, 17, 22, 23, 24, 34, 35, 36, 37, 40, 45, 50, 56, 60, 61, 63, 64, 65, 66, 76, 85, 89, 90, 91, 92, 93, 94, 95, 105, 107, 114, 118, 119, 120, 121, 122, 123, 124 and 136. Rogerseller Arq range plate with mixer and bath outlet.

### Timber Flooring

Selected timber flooring (with compliant acoustic underlay) to kitchen, living and dining area. \*Included as standard within Prestige Finish Upgrade.

### Integrated Fridge

Miele single door fridge/freezer including integrated cabinet door for 1 bedroom apartments. Miele side-by-side fridge/freezer including integrated cabinet doors for 2 & 3 bedroom apartments.

### Laundry Appliances

7kg Miele condenser dryer and 7kg Miele washer including stacking kit.

## PLATINUM FINISH UPGRADE

Items listed below are modified from the equivalent item contained within the standard Penthouse 'Prestige' interior finish schedule (Apartments 140-156 only).

### Kitchen/Living/Dining

Selected large format natural stone tile.

### Ensuite & Bathroom

Selected large format natural stone tile.

## ELECTRICAL & COMMUNICATIONS

### Light fittings

1 large pendant light above dining table, 3 feature pendant lights above kitchen bench and 2 pendant lights in the master ensuite.

## KITCHEN, BATHROOM & LAUNDRY

### Kitchen Cabinetwork

Combination of lacquered Colourtech painted doors and timber veneer.

### Kitchen Benchtops

Selected polished natural quartz bench top.

### Kitchen Splashback

Selected polished natural quartz splashback.

### Vanity Cupboard

Combination of lacquered Colourtech painted doors and timber veneer.

### Vanity Benchtop

Combination of Ottocento free-form integrated basin (bench to basin in one smooth seamless finish) and Flax XL wash plane basin (or equivalent).

### Bathroom / Ensuite Splashback

Selected stone tile.

### Bathroom Wall

Selected large format stone tile with feature wall in natural stone mosaic tile.

## APPLIANCES

### Cooktop

Miele 93cm 5 zone induction cooktop.

### Oven

Miele 60cm pyrolytic oven.

### Steam Oven

Miele built-in steam oven.

### Range Hood

Miele 110cm built-in rangehood.

### Coffee Machine

Miele built-in coffee machine.

## SANITARY FIXTURES & TAPWARE

### Basin Tap Sets

Fontini Fukasawa range wall mounted wash basin mixer and chrome outlet.

### Basin

Combination of Ottocento free-form integrated basin (bench to basin in one smooth seamless finish), Ottocento contemporary wall hung basin and Flax XL wash plane basin (or equivalent).

### Shower Head

Hansgrohe Raindance 240 Showerpipe range.

### Shower Mixer

Fontini Fukasawa range wall mounted chrome mixer.

### Bath

Apaiser Sublime 1700 freestanding stone composite bath (or equivalent). Pinch Floor Mount Bath Outlet with Fontini Fukasawa range wall mounted chrome mixer.

## MEZZANINE/ROOFTOP TERRACE

### Stairs

Concrete stair with natural stone tile treads and semi-frameless balustrade with stainless steel handrail and fixings.

### Mezzanine Floor

Selected large format natural stone tile.

### Integrated Fridge

Miele side-by-side fridge/freezer including integrated cabinet doors.

### Integrated TV Cabinetry

Low level cabinetry with selected timber veneer panels above running to the top of mezzanine balustrade 55" HD LCD TV mounted into recess. Integrated ethanol fireplace with stone plinth.

### Floating Staircase

Cantilevered stone tile treads (with concealed steel supports below) - with Platinum Package only. Cantilevered timber treads (with concealed steel supports below) - with Prestige Package only. Feature black powder coated steel floor to ceiling balustrade.

### Rooftop Terrace Kitchen

Reconstituted stone benchtop. Marine grade stainless steel doors and drawers. 4 burner gas BBQ. Under counter bar fridge. Single bowl stainless steel sink with mixer.

### Rooftop Terrace Spa

6 person spa with hydrotherapy and air massage jets. Composite timber deck. Semi-frameless pool fencing as per statutory requirements. Removal of roof directly above spa deck to allow required headroom.