



## INCLUSIONS LIST

AS OF 05.09.17

### GENERAL

#### Facade

To architect's detailed design including wall cladding, glazed and precast balustrades, paint finish and painted steel trims and louvres, glazed and graphic screening.

#### Common Area – Internal Corridor

Carpet floor finish with LED downlights in ceilings.

#### Ground Entry Lobby

Voice access system controlling entry by residents and visitors. Finishes will include feature tiling and LED downlights.

#### Lifts

Central lift cores servicing all individual floor lobbies, car parking and basement levels in the building. Lift finishes to architect's detailed design.

#### Balustrade

Designs includes concrete or glazing. Refer to elevations.

#### Acoustic

Acoustic separation will be provided in accordance with the Building Code of Australia (BCA) and the ACT Noise Management Guidelines.

#### Carparking

For all basement car parking, restricted access control is provided via entry boomgate with fob key for strike reader.

#### Energy Efficiency Rating

All apartments will have a minimum Energy Efficiency Rating (NatHERS) of 5.0 stars.

#### Ceiling Finish – Apartments

Suspended plasterboard with paint finish.

#### Floors

Reinforced concrete suspended slab.

#### Doors

Flat panel apartment entry and internal doors will be generally 2040mm high. Apartment entry door with a minimum width of 920mm.

#### Internal Wall Finishes

Plasterboard with paint finish.

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Plasterboard with paint finish.

#### Windows / Sliding Doors

Double-glazed or equivalent aluminium framed powder coated windows and door systems with flyscreens.

#### Audio

SONOS CONNECT:AMP and 2 x ceiling speakers.

#### MATV

Outlets for free to air TV channels and pre-wired for pay TV. Pay TV system may require additional installation work to suit specific service provider's requirements. Purchasers will be required to enter into individual contracts with the relevant service providers.

#### Data

The building will have either Transact, Telstra or NBN communications infrastructure subject to future detailed design.

#### Fire Services

Basements, common areas and apartments fitted with certified fire protection system as required by the BCA.

#### Storage

Lockable metal storage enclosures located in car park. Locations as per the carpark allocation plan.

#### Letter Boxes

1 lockable letterbox per apartment located within the building lobby.

#### Landscaping

Refer to Landscape Plan. Street-level landscape areas include paths, plant boxes and verge plantings. To meet the approval of Transport Canberra and City Services (TCCS), associated entities and service providers and accessibility requirements.

#### Waste / Recycling

Waste chute located on each level. Collection point in the basement with transfer to waste storage rooms to be managed by the Owner's Corporation.

#### Maintenance

90-day maintenance period. Any 90 day defects found are to be reported solely through the use of GEOCON's online portal, with access details to the portal to be provided upon settlement.

## ACCESS CONTROL

### Access Control

Visitor access via audio intercom system.

### Carparking Access

Each apartment will be provided with 2 x FOB or swipe cards, which will control entry to residential car parking levels.

## APARTMENT ENTRY

### Floor

Carpet as per purchaser's selections.

### Lighting

LED downlight.

### Access

Audio Intercom handset providing access control to lobbies. Location subject to detailed design of apartment layout.

### Door

Apartment entry door – fire rated access door.

## LIVING

### Power

2 x DGPO.

### TV

1 x Outlet. Refer to General MATV.

### Data

1 x Outlet. Refer to General DATA.

### Lighting

LED downlights.

### Floor

Carpet as as per purchaser's selections.

## DINING

### Power

1 x DGPO.

### Lighting

LED downlights.

### Floor

Carpet as per purchaser's selections.

## KITCHEN

### Benchtop And Splashback

Quantum quartz. Refer to purchaser's colour selection.

### Joinery Doors

Polytech. Refer to purchaser's selections.

### Joinery Carcass

Melamine – water resistant board.  
Joinery handles – cupboards/drawers  
Push doors and soft close draws  
to final detailed interior architect design.

### Tapware

Abey - Gareth Ashton 3k2 –  
Choice of Chrome or Matte Black.  
WELS rating: 4 star, 6.5L/min.

### Oven

Smeg 60cm Electric Oven.

### Cooktop

Smeg Ceramic 60cm Cooktop.

### Rangehood

Smeg 60cm Front-Recirculating  
Retractable Rangehood.

### Dishwasher

Smeg 60cm Freestanding Dishwasher.

### Sink

1 Bedroom Apartments:  
Abey CUA Inset Single Bowl Sink.  
2 & 3 Bedroom Apartments:  
Abey CUA Inset One & One Half  
Bowl Sink.

### Lighting

LED downlights.



**Power**

1 x DGPO located above bench. 1 x general purpose outlet (GPO) for refrigerator.

1 x GPO for microwave.  
Power to built-in appliances.

**Floor**

Tiles as specified. Refer to purchaser's selections.

## MAIN BEDROOM

**Lighting**

LED downlights.

**Power**

3 x DGPO.

**TV**

1 x Outlet. Refer to MATV.

**Data**

1 x Outlet. Refer to DATA.

**Built-In Robe**

Wardrobe fitout to include melamine shelving, hanging rail, framed mirror sliding doors.

**Walk-In Robe**

*(where shown on plan)*

Wardrobe fitout to include melamine shelving and hanging rail, as per purchaser's selections.

**Floor**

Carpet as per purchaser's selections.

## ENSUITE

**Walls**

Full height tiling on three walls, skirting tiling to the fourth wall as per purchaser's selections.

**Tiles**

Mosaic tiling to feature wall (wall with shower rose). Bathroom tiles as per purchaser's selections.

**Lighting**

LED downlight.

**Shower Mixer**

Gareth Ashton Lucia Mixer – Choice of Chrome or Matte Black. Refer to purchaser's selections. WELS rating: 4 star, 6.5L/min.

**Shower Rose And Rail**

Gareth Ashton Lucia Shower Rail – Choice of Chrome or Matte Black. Refer to purchaser's selections. WELS 4 Star Rating.

**Basin Mixer**

Abey – Gareth Ashton 3B1 – Choice of Chrome or Matte Black. Refer to purchaser's selections. WELS rating: 4 star, 6.5L/min.

**Toilet Roll Holder**

Gareth Ashton – Choice of Chrome or Matte Black. Refer to purchaser's selections.

**Towel rail**

Gareth Ashton Rail – Choice of Chrome or Matte Black. Refer to purchaser's selections.

**Toilet Suite**

Harmony Bassini Wall Faced Toilet Suite – concealed cistern.

**Wall basin**

Harmony Bassini Wall Hung Basin.

**Bathroom Cabinet**

Mirrored shaving cabinet with doors and melamine shelves.

**Bath**

*(where shown on plan)*

Neko Evolve Freestanding white bath  
1780x800x560 NBATH400310

**Bath Spout**

*(where shown on plan)*

Garath Ashton, wall mounted. Choice of Chrome or Matte Black. Refer to purchaser's selections. WELS 4 Star Rating.

**Bath Mixer**

*(where shown on plan)*

Garath Ashton. Choice of Chrome or Matte Black. Refer to purchaser's selections. WELS rating: 4 star, 6.5L/min.

**Shower Screen**

Semi frameless shower screen with clear glass.

**Power**

1 x DGPO concealed within bathroom cabinet.

**Ventilation**

In accordance with Australian Standards and BCA.

**Floor**

Tiles as specified. Refer to purchaser's selections.

## SECOND AND THIRD BEDROOM

### Lighting

LED downlights.

### Power

3 x DGPO.

### Floor

Carpet as per purchaser's selections.

### Built-In Robe

Wardrobe fitout to include melamine shelving, hanging rail, and framed mirror sliding doors.

### Walk-In Robe

*(where shown on plan)*

Wardrobe fitout to include melamine shelving and hanging rail.

## MAIN BATHROOM

### Walls

Full height tiling on three walls, skirting tiling to the fourth wall – refer to purchaser's selections.

### Shower Mixer

Gareth Ashton Lucia Mixer – Choice of Chrome or Matte Black. Refer to purchaser's selections. WELS rating: 4 star, 6.5L/min.

### Shower Rose And Rail

Gareth Ashton Lucia Shower Rail – Choice of Chrome or Matte Black. Refer to purchaser's selections. WELS 4 Star Rating.

### Shower Screen

Semi frameless shower screen with clear glass.

### Bathroom Cabinet

Mirrored shaving cabinet doors and melamine shelves.

### Basin

Harmony Bassini Wall Hung Basin.

### Basin Mixer

Abey – Gareth Ashton 3B1 – Choice of Chrome or Matte Black. Refer to purchaser's selections. WELS rating: 4 star, 6.5L/min.

### Towel Rail

Gareth Ashton Rail – Choice of Chrome or Matte Black. Refer to purchaser's selections.

### Toilet Suite

Harmony Bassini Wall Faced Toilet Suite – concealed cistern.

### Toilet-Roll Holder

Gareth Ashton – Choice of Chrome or Matte Black. Refer to purchaser's selections.

### Lighting

LED downlight.

### Power

1 x DGPO concealed within bathroom cabinet.

### Ventilation

In accordance with Australian Standards and BCA.

### Floor

Tiles as specified. Refer to purchaser's selections.

## STUDY/STUDY NOOK

*(where shown on plan)*

### Lighting

LED downlight.

### Power

1 x DGPO.

### Telephone / Data

1 x data point. Refer to general DATA.

### Floor

Carpet as specified.

## MEDIA

(where shown on plan)

### Power

2 x DGPO.

### Data

1 x Outlet. Refer to general DATA.

### Floor

Carpet as specified.

### TV

1 x Outlet. Refer to general MATV.

### Lighting

LED downlight.

## LAUNDRY

### Joinery Doors

Melamine – water resistant board.

### Dryer

Euromaid Vented Dryer 4kg.

### Power

1 x DGPO.

### Splashback

White tile splash back.

### Laundry Sink Tapware

Abey Lucia 3K1 Chrome Mixer.  
WELS rating: 4 star, 6.5L/min.

### Ventilation

In accordance with Australian Standards and BCA.

### Walls

Painted plasterboard with skirting tile.

### Hot + Cold Washing Machine Stop Clocks

Concealed in laundry cabinet.

### Floor

Tiles as specified. Refer to purchaser's selections.

### Sink

NEKO Ami 30L Mini Tub & Cabinet.

## MECHANICAL SERVICES

### Apartment Air Conditioning

Reverse Cycle Split Systems sized to unit area.

1 bedroom apartment – one wall unit to the living room.

2 & 3 bedroom apartments – one wall unit living area and one to the main bedroom.

### Bathroom, Ensuite, Laundry Ventilation

Ducted and associated extraction fans provided to BCA and Australian Standards.

## SHARED AMENITIES

### Tower 1

Level 10 roof gardens. Shared amenities are fully furnished including outdoor furniture, BBQ facilities, power, TV and WiFi.

### Tower 2

Furnished Ground Floor lobby and on Level 13 – resident's library, kitchen and function room. Shared amenities are fully furnished with BBQ facilities, power, TV and WiFi.

## PURCHASER SELECTIONS

### Natural Materials

Purchasers are advised that the finishes proposed for use in the apartments include natural materials such as timber and reconstituted stone products. Natural materials may display characteristics which may vary from the samples shown on the display colour boards due to the intrinsic nature of such naturally occurring materials.

### Light, GPOs, Bathroom Accessories

Light fittings, GPOs, 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 detailed architectural design.

### Product Substitution

The seller reserves the right to substitute any specified inclusions with that of a similar quality.

### Tapware

Purchasers will have the choice of either chrome or matte black tapware. Purchasers to nominate on their colour selection form.

### Colour Selections

Purchasers will have the choice of three colour schemes. Purchasers to nominate on their colour selection form.

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## CAR PARKING AND STORAGE

### Car Parking

For all apartments refer to basement plan.

### Storage

For all apartments refer to basement plan.

# DUSK

FOR MORE INFORMATION  
**1300 97 97 57**

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BUILDING CANBERRA

# DUSK

Door Number	Unit Number	Level	Plan Type	Living (m²)	Beds	Total Carparks	Colour Selection	Tapware Selection
M10	211	M	1D.2	54	1	0	Sunshine	Matte
M11	390	M	1T	59	1	1	Industrialist	Chrome
109	220	1	1E	55	1	1	Nocturne	Matte
112	223	1	1D.2	54	1	0	Sunshine	Matte
304	239	3	2A	74	2	1	Sunshine	Chrome
704	287	7	2A	74	2	1	Sunshine	Matte
801	296	8	1Q	62	1	1	Industrialist	Matte
804	299	8	2A	74	2	1	Sunshine	Chrome
812	307	8	1D	54	1	1	Nocturne	Chrome
904	311	9	2A	74	2	1	Sunshine	Chrome
912	319	9	1D	54	1	1	Industrialist	Chrome
1002	321	10	1B	50	1	1	Sunshine	Matte
1004	323	10	2A	74	2	1	Sunshine	Chrome
1005	324	10	1R	50	1	1	Sunshine	Matte
1012	331	10	1D	54	1	1	Nocturne	Chrome
1101	332	11	1Q	62	1	1	Industrialist	Matte
1102	333	11	1B	50	1	1	Sunshine	Chrome
1104	335	11	2A	74	2	1	Sunshine	Matte
1105	336	11	1R	50	1	1	Sunshine	Chrome
1112	343	11	1D	54	1	1	Nocturne	Matte
1201	344	12	1Q	62	1	1	Industrialist	Chrome
1202	345	12	1B	50	1	1	Sunshine	Matte
1204	347	12	2A	74	2	1	Sunshine	Chrome
1205	348	12	1R	50	1	1	Sunshine	Matte
1207	350	12	1D.1	52	1	1	Industrialist	Matte
1212	355	12	1D	54	1	1	Nocturne	Matte
1303	359	13	3A.2	134	3	2	Industrialist	Matte
1401	360	14	2C	85	2	1	Nocturne	Chrome
1402	361	14	2D	77	2	1	Sunshine	Matte
1403	362	14	3A.1	132	3	2	Sunshine	Chrome
1405	364	14	1E	55	1	1	Nocturne	Matte
1501	366	15	2C	85	2	1	Sunshine	Chrome
1503	368	15	3A.1	132	3	2	Sunshine	Matte
1602	373	16	2D	77	2	1	Sunshine	Matte
1603	374	16	3A.1	132	3	2	Industrialist	Chrome
1701	378	17	2C	85	2	1	Sunshine	Matte
1702	379	17	2D	77	2	1	Sunshine	Chrome
1703	380	17	3A.1	132	3	2	Nocturne	Matte
1704	381	17	1E	55	1	1	Industrialist	Chrome
1801	384	18	2C	85	2	1	Sunshine	Matte
1802	385	18	2D	77	2	1	Sunshine	Chrome
1803	386	18	3A.1	132	3	2	Sunshine	Matte