

METROPOL INCLUSIONS LIST

GENERAL

FACADE	Carpet floor finish with feature lighting to ceilings. Voice access system controlling entry by residents and visitors. Finishes will include feature tiles and LED lighting. Two central lift cores, with lifts servicing all individual floor lobbies and the car parking and basement in the building. Lift finishes to architect's detailed design. Designs include To architect's detailed design with feature wall cladding, glazed and precast balustrades, paint finish and painted steel trims and louvres, glazed and graphic screening. elines. For all basement car parking,
COMMON AREA INTERNAL CORRIDORS	Carpet floor finish with feature lighting to ceilings.
ENTRY LOBBIES – Ground	Voice access system controlling entry by residents and visitors. Finishes will include feature tiles and LED lighting.
LIFTS	Two central lift cores, with lifts servicing all individual floor lobbies and the car parking and basement in the building. Lift finishes to architect's detailed design.
BALUSTRADES	Designs including painted concrete edge, glazed balustrades or masonry finish as per elevations.
ACOUSTIC	Acoustic separation will be provided in accordance with the National Construction Code (NCC) and the ACT Noise Management Guidelines.
CAR PARKING	For all basement car parking, restricted access control is provided via entry door 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.

WALLS – FINISHES	Internal – plasterboard with paint finish.
WINDOWS/SLIDING DOORS	Double Glazed aluminium framed powder coated windows and door systems with fly screens.
BALCONY	Tiles or pavers on balcony floors, off form concrete finish to soffit. 1 x light (ceiling or wall mounted). 1 x outdoor DGPO will be supplied.
ROOFTOP TERRACE (Where applicable)	Tiles or pavers on terrace floors. 1 x water tap and 1 x outdoor DGPO will be supplied.
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.
TELEPHONE/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	1 x lockable metal storage enclosure per apartment located in car park.
LETTER BOXES	1 x lockable letterbox per apartment located near building entry.
LANDSCAPING	Refer Landscape Intention Plan. Street level landscape areas including paths, plant boxes and verge plantings to meet the approval of TAMS, associated unity and service providers and Accessibility requirements.
WASTE/RECYCLING	Waste chutes located on each level. Collection point in the carpark (basement level 1) 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 an online portal.

ACCESS CONTROL

ACCESS CONTROL	Visitor access via audio intercom system.
CARPARKING ACCESS	Each apartment will be provided with 1 x fob or card per carpark which will control garage entries.

APARTMENT ENTRY

DOOR	Apartment entry door – fire rated access door to architect’s detailed design.
ACCESS	Audio Intercom handset providing access control to lobbies. Location subject to detailed design of apartment layout.
LIGHTING	Recessed LED lighting.
FLOOR	Engineered timber look flooring.

DINING ROOM

POWER	1 x DGPO.
LIGHTING	Recessed LED lighting.
FLOOR	Engineered timber look flooring to architectural specification.

LIVING ROOM

POWER	2 x DGPOs.
TV	1 x Outlet for TV channels and pre-wired for Pay TV. Refer General MATV.
DATA	1 x Outlet for DATA and Telephone. Refer General.
LIGHTING	Recessed LED lighting.
FLOOR	Engineered timber look flooring to architectural specification.

KITCHEN/MEALS

BENCHTOP	20mm thick reconstituted stone top to architectural specification. Refer per purchaser's colour selection. Melamine – water resistant board.
JOINERY DOORS	MELAMINE finishes to architectural specification. Refer per purchaser's colour selection.
JOINERY CARCASS	Melamine – water resistant board.
JOINERY HANDLES – CUPBOARDS/DRAWERS	Handles, push doors and soft close drawers to architectural specification Refer per purchaser's colour selection.
SPLASH BACK	Combination of mirrored glass and reconstituted stone to architect's specification.
TAPWARE	Abey Gareth Ashton 3k2 - Brushed Gold finish. WELS rating: 4 star, 6.5L/min.
OVEN	Smeg 60cm oven with black glass.
COOKTOP	Smeg Ceramic 4 zone electric cooktop.
RANGEHOOD	Concealed fully ducted.
DISHWASHER	Smeg Silver freestanding semi-integrated 60cm. WELS rating: 5 star, 11.3L/wash.
SINK	Abey CUA Undermount. 1 bed – single bowl 2 bed – 1 ½ bowl 3 bed – double bowl.
LIGHTING	Recessed LED lighting.
FEATURE LIGHT	1 x feature light (Wall mounted for galley style kitchen, pendant for full kitchen).
POWER	1x DGPO located above bench on the splashback. 1x GPO for refrigerator. 1 x GPO for microwave. Power to appliances as required.
FLOOR	Engineered flooring with timber look finish to architectural specification.

MAIN BEDROOM

LIGHTING	Recessed LED lighting.
POWER	3 x DGPOs.
TV	1 x Outlet for Data, TV channels and pre-wired for Pay TV. Refer General MATV.
BUILT IN ROBE (Where shown on plan)	Wardrobe fitout to include melamine shelving, hanging rail, obscure glass sliding doors to architectural specification
WALK IN ROBE (Where shown on plan)	Wardrobe fitout to include melamine shelving and hanging rail.
FLOOR	Carpet.

MAIN BEDROOM ENSUITE

WALLS	Full height tiling on all walls - refer purchaser's colour selection.
LIGHTING	Down lighting as per architectural specification. Strip lighting located under shaving cabinet.
SHOWER MIXER	Gareth Ashton Lucia wall mixer in brushed gold.
SHOWER ROSE & RAIL	Gareth Ashton Lucia hand shower on rail in brushed gold. WELS rating: 3 star, 8.0L/min.
SHOWER SHELF	Gareth Ashton Lucia shower shelf in brushed gold.
BASIN MIXER	Gareth Ashton Lucia wall basin set in brushed gold. WELS rating: 4 star, 6.5L/min.
TOILET ROLL HOLDER	Gareth Ashton Lucia toilet roll holder in brushed gold.
TOWEL RAIL	Gareth Ashton Lucia towel rail in brushed gold.
TOILET SUITE	Bassini wall faced pan with soft close seat and concealed cistern. WELS rating: 4 star, 4.5/3L/flush.

VANITY	Custom vanity with reconstituted stone top and melamine joinery.
BATHROOM CABINET	Mirrored shaving cabinet doors and melamine shelves.
POWER	1 x DGPO located within shaving cabinet.
VENTILATION	In accordance with Australian Standards and BCA.
FLOOR	Tiles to architectural specification (refer purchasers colour selection).
BATH (where shown on plan)	Neko Mondo freestanding bath.
BATH SPOUT (where shown on plan)	Gareth Ashton Lucia wall basin set in brushed gold.
BATH MIXER SET (where shown on plan)	Gareth Ashton Lucia wall basin set in brushed gold. WELS rating: 4 star, 7.0L/min.

BEDROOMS

LIGHTING	Recessed LED lighting.
POWER	2 x DGPOs.
BUILT IN ROBE (Where shown on plan)	Wardrobe fitout to include melamine shelving, hanging rail, and obscure glass sliding doors to architectural specification.
WALK IN ROBE (Where shown on plan)	Wardrobe fitout to include melamine shelving and hanging rail.
FLOOR	Carpet.

BATHROOM

WALLS	Full height tiling on three walls, skirting elsewhere, refer to purchaser's selections.
SHOWER MIXER	Gareth Ashton Lucia wall mixer in brushed gold.

SHOWER ROSE & RAIL	Gareth Ashton Lucia hand shower on rail in brushed gold. WELS rating: 3 star, 8.0L/min.
SHOWER SHELF	Gareth Ashton Lucia shower shelf in brushed gold.
SHOWER SCREEN	Semi frameless shower screen.
BATHROOM CABINET	Mirrored shaving cabinet doors and melamine shelves.
VANITY	Custom vanity with reconstituted stone top and melamine joinery.
HAND TOWEL RAIL	Gareth Ashton hand towel rail in brushed gold.
TOWEL RAIL	Gareth Ashton Lucia double towel rail in brushed gold.
TOILET SUITE	Bassini wall faced pan with soft close seat and concealed cistern. WELS rating: 4 star, 4.5/3L/flush.
TOILET ROLL HOLDER	Gareth Ashton Lucia toilet roll holder in brushed gold.
LIGHTING	Recessed LED lighting.
POWER	1 x DGPO located in shaving cabinet.
VENTILATION	In accordance with Australian Standards and BCA.
FLOOR	Refer purchaser's selections.
BATH (where shown on plan)	Neko Mondo freestanding bath.
BATH SPOUT & MIXER (where shown on plan)	Gareth Ashton Lucia wall basin set in Brushed Gold. WELS rating: 4 star, 7.0L/min.

STUDY (WHERE SHOWN ON PLAN)

LIGHTING	Recessed LED lighting.
POWER	2 x DGPO.
TELEPHONE/DATA	1 x telephone/data point. Refer General.
FLOOR	Carpet.

MEDIA (WHERE SHOWN ON PLAN)

LIGHTING	Recessed LED lighting.
POWER	2 x DGPO.
TV	Outlets for Data, TV channels and pre-wired for Pay TV.
FLOOR	Carpet.

LAUNDRY

JOINERY DOORS	Melamine – water resistant board.
JOINERY SHELVES	Melamine – water resistant board.
SPLASHBACK	White tile splash back.
WALLS	Plaster board/paint finish/skirting tile.
SINK	NEKO Ami 30L mini tub & cabinet.
DRYER	Fisher & Paykel vented dryer.

WASHER DRYER COMBO
(Where shown on plan as
EURO LDY only.) Ariston 7kg Washer WELS rating: 4 star. 4.5kg Dryer.

LAUNDRY SINK TAPWARE Abey mixmaster chrome. WELS rating: 4 star, 7.5L/min.

HOT + COLD WASHING
MACHINE COCKS Concealed in laundry cabinet.

POWER 1 x DGPO.

VENTILATION In accordance with Australian Standards and BCA.

FLOOR Tiles.

COMMUNICATIONS & DATA

CABLED BROADBAND Within each apartment Cat 5 cabling to enable broadband access subject to owners subscribing to an ISP. The building will have either Transact, Telstra or NBN communications infrastructure subject to future detailed design.

MECHANICAL SERVICES

APARTMENT AIR
CONDITIONING Reverse Cycle Split Systems sized to unit area.
1 bedroom apartment – 1 wall unit to the living room.
2 bedroom apartments – 1 wall unit living area and 1 to the main bedroom.
Penthouses – Ducted air conditioning.

BATHROOM, ENSUITE,
LAUNDRY VENTILATION Ducted and associated extraction fans provided to Building Code of Australia and Australian Standards.

SHARED AMENITY

RESIDENTS PENTHOUSE Residential penthouse located on level 8 with expansive views of the City and Glebe Park. This penthouse will be available for the private use of all residents of Metropol through a booking system. The penthouse features a private pool, luxurious living/dining and a master suite.

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

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, GPO'S, BATHROOM ACCESSORIES

Light fittings, GPO's, access control system, TV/cable out-lets, telecommunication outlets and bathroom accessories are subject detailed architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design.

CAR PARKING & STORAGE

CAR PARKING

All apartments, refer to carpark plan.

STORAGE

All apartments, refer to carpark plan.