

# ENCLAVE

EAST PERTH

PARK | RIVER | CITY

## SPECIFICATIONS

### GENERAL BUILDING FINISHES

#### EXTERIOR

**External Walls:** Combination of precast concrete walls, masonry product and insulated steel frame walls with lightweight cladding as per architectural, engineering & acoustic specification.

**Floors / Concrete Slabs:** To engineering and acoustic specification.

**Driveway:** Concrete.

**Car Park:** Concrete.

**Roofing:** Generally Colorbond Metal Sheeting or similar.

**Balconies:** Slip resistant floor tiles

**External Balustrade:** Powder coated aluminium framed glazed balustrade

#### External Windows and Sliding Doors:

Powder coated aluminium frames Double glazing with acoustic laminate to all apartment windows and sliding doors. Low energy glazing where required.

#### Flyscreens:

Powder coated aluminium framed flyscreens provided to operable windows and doors.

**Letterboxes:** Powder coated aluminium lock-up letterboxes or equivalent.

#### Landscaping:

Designer landscaping and lighting.

#### Privacy Screens:

Privacy screens installed to the following apartments: Type A apartments – 1 screen, Type B and C2 apartments – 2 screens, Type C1 apartments – 3 screens. Note that Type A1 and A3 have no screens.

**Planters:** Planters installed to balconies of apartments 102,103,104,105,106 and 107.

#### SECURITY

##### Remote Driveway Gates:

Auto-remote controlled gates to carpark area. 1 remote control per car bay included

**Access:** Keyless electronic access to ground floor lobby. Controlled lift access to individual floors.

**Intercom:** Video system to control access to ground floor residential lobby.

**Security Lighting:** Included.

**CCTV:** CCTV including 4 camera points throughout the building.

**Store Room:** 1 fully secure store room provided for each apartment.

#### ENERGY EFFICIENCY

##### Energy Rated:

Apartments designed to collectively achieve average 6 star NatHERS energy rating.

**Motion Sensors:** Low energy sensor controlled lighting to car parking and common areas.

**Natural Lighting:** Natural lighting provided to apartment lobby corridors to minimise artificial lighting.

#### COMMON AREAS

**Lifts:** Two 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. Quality floor tiling throughout. Flush suspended plasterboard ceiling. Includes feature lighting.

**Gymnasium:** Carpet to floors. Fully equipped gym with cardio and multipurpose equipment. Frameless mirror to wall.

**Accessible Toilet:** Unisex accessible toilet to level 12 adjacent to common facilities.

**Communal Lounge:** Engineered timber flooring. Large TV screen. Entertaining size lounge suite and coffee table.

##### Communal Sky Garden:

Slip resistant floor tiles. Casual tables and chairs provided. Barbeques provided.

### STANDARD APARTMENT INTERIORS

**Party Walls:** Painted walls. Acoustic insulation rating as per BCA requirements.

**Internal Walls:** Painted walls.

**Kitchen:** Fully vitrified floor tiles.

**Ensuite and Bathroom:** Fully vitrified floor and wall tiles.

**Living / Dining:** Quality carpet. Selected timber flooring (with compliant acoustic underlay) included as standard finish to kitchen, living and dining areas for Apartments 101, 201, 301, 401, 501, 601, 701, 801.

**Bedrooms and Robes:** Quality carpet.

**Ceilings:** Combination of painted plasterboard ceilings and skim coat finish. 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.

##### Colour Schemes:

Three schemes: Pearl (Light), Classic (Mid) and Contemporary (Dark).

#### ELECTRICAL AND COMMUNICATIONS

**Fire Alarm:** Included.

**Smoke Detectors:** Included.

**Light Fittings:** Downlights or surface mounted fittings as required.

**Exhaust Fans:** Provided to bathrooms and laundry.

**GPO / Switch Plates:** Generous provision throughout.

**TV Point:** Provided to living and master bedrooms.

**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:** Included.

#### KITCHEN, BATHROOM AND LAUNDRY

**Kitchen Cabinetwork:** Combination of vinyl wrap (or equivalent) and feature laminate. Soft close drawers provided. Overhead cupboards over cooktop.

**Kitchen Benchtops:** Selected reconstituted stone bench tops.

**Kitchen Splashback:** Colourback glass splashback as per colour scheme.

**Microwave Recess:** Recess provided with power point.

**Cupboard Door Furniture:** Selected designer range handles.

**Vanity Cupboard:** Low level cupboards and shelving below benchtop.

**Vanity Benchtop:** Selected reconstituted stone plinth.

**Bathroom / Ensuite Shower:** Semi-frameless clear glazed shower screens and doors.

**Bathroom / Ensuite Splashback:** Selected tiled finish.

**Bathroom Wall Tiles:** Full height rectified ceramic wall tiles.

**Laundry Benchtop:** Laminate or equivalent in selected colour.

**Laundry Splashback:** Quality ceramic tile.

**Baths:** Freestanding baths to apartments 504, 604, 704, 804, 902, 1002, 1102.

**Washing Machine Recess:** Provided with power point. Concealed washing machine taps provided.

#### APPLIANCES

**Cooktop:** 600mm AEG electric cooktop or equivalent.

**Oven:** 600mm wide AEG electric oven or equivalent.

**Range Hood:** AEG range hood or equivalent.

**Dishwasher:** AEG stainless steel dishwasher or equivalent. Slimline dishwasher to apartments 101, 201, 301, 401, 501, 601, 701, 801.

**Clothes Dryer:** Electric dryer included.

**Hot Water System:** Electric storage hot water system.

**Air Conditioning:** Reverse cycle ducted system to living area, and all bedrooms.

#### SANITARY FIXTURES AND TAPWARE

**Kitchen Tap:** Designer chrome flick mixer.

**Kitchen Sink:** Stainless steel sink.

**Basin Tap Sets:** Designer chrome range basin mixer.

**Basins:** White ceramic basins to ensuite and bathroom.

**W/C:** Designer toilet suite or equivalent.

**Shower Head:** Selected designer chrome range.

**Shower Mixer:** Selected chrome mixer with chrome shower rail.

**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.

#### TYPE C1 & C3 (504, 604, 704, 804, 902, 1002 & 1102)

##### THE FOLOWING UPGRADES APPLY AS STANDARD TO THESE APARTMENTS ONLY

**Cooktop:** 940mm Miele induction cooktop.

**Oven:** 900mm wide Miele oven.

**Integrated Fridge:** Fisher & Paykel integrated fridge.

**Range Hood:** 900mm Miele range hood to Apartments 504, 604, 704, 804. 1100mm Miele range hood to Apartments 902, 1002, 1102.

**Dishwasher:** Miele integrated dishwasher.

**Microwave:** 600mm wide Miele built-in microwave.

**Kitchen Benchtops:** 20mm reconstituted stone bench tops to Apartments 504, 604, 704, 804. 40mm reconstituted stone bench tops to Apartments 902, 1002, 1102.

**Heated Towel Rail:** Heated designer towel rail to ensuite.

#### APARTMENTS 903 & 1103

##### THE FOLOWING UPGRADES APPLY AS STANDARD TO THESE APARTMENTS ONLY

**Cooktop:** 600mm Miele induction cooktop.

**Oven:** 600mm wide Miele oven.

**Integrated Fridge:** Fisher & Paykel integrated fridge.

**Range Hood:** 530mm Miele range hood.

**Dishwasher:** Miele integrated dishwasher.

**Microwave:** 600mm wide Miele built-in microwave.

**Heated Towel Rail:** Heated designer towel rail to ensuite.

### OPTIONAL UPGRADES

##### ADDITIONAL COST AS PER ENCLAVE FINISHES UPGRADE DOCUMENT

**Timber Living / Dining:** Selected timber flooring (with compliant acoustic underlay) to kitchen, living and dining area.

**Pendant Light to Island Bench:** Artifact Industries linear pendant with stainless steel suspensions.

**Fold Down Bed:** To apartments Type C3 - 504,604

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

Areas are architectural measurements and will vary from the strata area.