

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 – 4 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.