
GENERAL	Maintenance	90 Days maintenance period
	EER certificate	Energy Efficiency Rating of 6 Starts and above
	Services	Service connection to water, sewage, electricity
	Water metering	Individual water meter to each unit
	Heating and cooling	Ducted heating and cooling
	Ventilation	Mechanical ventilation to ranghood, toilets, bathrooms as per BCA requirements
	Insulation	Ceiling and wall insulation – as per 6 star EER requirements
	Video intercom	Video intercom system with door bell and display

EXTERNALS	Front door	Solid core front entry door with access lock
	Windows and sliding doors	Double glazed aluminium framed windows and sliding doors with flyscreens
	Letterbox	1 lockable letterbox per unit
	Water tap	1 water tap to front and rear courtyard
	Balconies / country yard	Tiling / synthetic grass with aluminium or concrete handrail
	Parking	Garage roller door with remote control: Tandem garages (Unit 10–29)
		Garage roller door with remote control: Double garages (Unit 1-9, 20, 21, 30, 31)
		Garage roller door with remote control: Single Garage (Unit 22, 23, 30, 31)
		Common roller door with remote control to secured car park: 2 x Car spaces (Unit 24, 26, 27, 29)
		Common roller door with remote control to secured car park: 1 x Car space (Unit 25, 28)
		Concrete floor throughout
	Clothesline	Clothesline to backyard
	Roof	COLORBOND® roof, fascia and gutter
	External fencing	COLORBOND® fencing
	Landscaping	Provided in courtyards along with front and rear yards as per landscape plan

INTERNALS	Internal walls	Timber frames with plasterboard lining throughout (moisture resistant, wet areas)
		Low sheen paint finish, colours to match interior board(s)
		Painting to all plasterboard linings
	Ceilings	Square set cornice throughout
	Flooring	Carpet to bedrooms, hallways and stairs
	Internal doors	Flush panel 2040 mm high hinged doors and cavity sliding doors painted semi-gloss finish (door stops provided to all swing doors).
	Door hardware	Passage sets to be provided to all internal doors with privacy sets to bathrooms, ensuites, powder rooms bedrooms
	Skirting and architraves	67mm (standard profile) painted semi-gloss finish
	Main bedroom wardrobes	Laminate finish swing door and feature shelves
	Bedroom wardrobes	Melamine finish with sliding doors
	Linen and store cupboards	Melamine finish with swing / sliding doors
	Floor finishes	Floor boards as per selection board(s)

Inclusions

IVES

KITCHEN & APPLIANCES

Cooktop	SMEG Range: 600mm Ceramic induction cooktop
Oven	SMEG 600 mm Range: Classic thermosteal oven
Dishwasher	SMEG 600 mm Semi-integrated dishwasher
Rangehood	Undermount rangehood ducted to atmosphere
Main cabinetry	Custom laminate colour as per selection board(s)
Feature joinery	Custom laminate timber look as per selection board(s)
Benchtop	40 mm stone benchtop with waterfall edge (On ends where applicable)
Door and drawers	Soft close doors, handles as per selection board(s)
Splashback	As per selection board(s)
Kickboard	As per builder's selection to match joinery

KITCHEN CABINETRY

Sink	1.5 Bowl – Where applicable
Mixer	PARISI sink mixer
Flooring	Floor boards as per selection board(s)

BATHROOM EN SUITE POWDER ROOM

Fixtures and fittings	PARISI tapware PARISI wall-mounted shower rail with hand held shower PARISI wall-mounted mixer with spout if both included PARISI towel rails and toilet roll holder
Basin	PARISI above bench basin
Vanity	Custom built vanity 20mm stone top as per selection board(s)
Cabinetry	Shaving cabinet with built-in mirror
Shower screen	Semi framed shower screen
Bathtub	PARISI built-in or freestanding bath (As per selected floor plan)
Water closet	PARISI wall faced toilet
Wall finish	Floor to ceiling wall tiles as per selection board(s)
Floor finish	Tiles as per selection board(s) with built in under tile heating system

BATHROOM ACCESSORIES

Towel rail	PARISI 600 mm double towel rail
Toilet roll holder	PARISI toilet roll holder

LAUNDRY

Sink	Clark free standing laundry tub
Laundry mixer	PARISI sink mixer
Plumbing	Hot and cold water points for tub and washing machine connections
Floor finish	Floor boards or tile finish as per selection board(s)

Inclusions

IVES

ELECTRICAL AND DATA POINT

General	Double power points throughout (single to dishwasher, microwave space and fridge space) Hardwired smoke detectors as required by BCA Recessed LED lighting throughout - to developer specification Provision for NBN connection Individual 3 phase electric meter
Entry	1 light point
Main bedroom	2 light point, 2 double GPO, 1 TV point
Bedrooms	1 light point, 2 double GPO
Bedrooms / Ensuite	Tastic 2 in 1(light and fan), 1 double GPO
Lower living area	3 light points, 2 double GPO, 1 TV point, 1 data point
Main living area	4 light points, 2 double GPO, 1 TV point, 1 data point
Dining area	Builder's selection pendant light, 2 double GPO
Kitchen / Bench	2 light point, 2 double GPO
Stair void	1 light point to each stair, 2 way switched
Hallway ground floor	2 light point, 1 GPO
Hallway first floor	1 light point, 2 way switched
Laundry	1 light point, 1 double GPO
Courtyard(s)	1 light point, 1 external water proof GPO
Garage	2 fluorescent lights, 1 double GPO Electric car charging provision for future connections 15 amp circuit
Solar power	5 kW solar system (No battery storage** Min. 3.3kw solar system)
Hotwater system	Electric instantaneous

AMENITIES

Communal areas	Large designated BBQ area with covered pergola
Lift	Provided from Ground floor to level 2



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