

## Selwyn Court residential - fit out

<b>Structure:</b>	
Roof & rainwater	Pressed metal tiles, colour steel gutter system
Walls	Monotec cavity system & Linea weather boards. Selected colour scheme.
Windows & doors	Selected widow door joinery colour <i>to be selected</i> . Insect screen not included <b>Double glazing</b>
Front Apartment Deck	Selected tiles over water proof membrane
<b>Grounds:</b>	
Landscaping	Exposed aggregate concrete drive, pavers in rear yards. Planting to right rear of property.
Security	Entry gate with security access. Boundary fencing
Television	Central distribution aerial & cabling to each dwelling
<b>Apartment fit out:</b>	
<b>Structure</b>	
Walls	Gib system painted selected colour
Trim	Gib cornice & selected skirting painted
Doors	Hollow core painted doors
Wardrobe fit out	Not included
<b>Floor coverings</b>	
Bathroom(s) & kitchen	Selected tiles as displayed
Entry	Selected tiles <i>as displayed</i>
Other areas	Carpet – colour selection available to purchasers signed prior to construction commencement. <i>Allowance \$125.00 broadloom metre</i>
<b>Bathroom(s)</b>	
Wall tiles	As displayed.
Mirror	Mirror with demister pad (bathroom & ensuite)
Toilet & cistern	Type as displayed
Shower	Tiled shower recess with glass screen
Bath	With shower over & swing glass panel
Basin	Type as displayed
Tap ware	Type as displayed
Heated towel warmer	Included (bathroom & ensuite)
Extractor fan (bathrooms)	Included
<b>Heating &amp; air conditioning</b>	
Under floor heating	Under tile electric floor heating in bathroom(s) & kitchen
Air conditioning	Pre-plumbed & ready for purchaser to install hardware split unit air conditioning system with provision for distributor units in lounge & main bedroom.
<b>Kitchen</b>	
Bench tops	Selected granite/stone plus glass splash back behind cooking hob
Door & drawer fronts	Two pot paint system to selected colour
<b>Appliances</b>	
Cooking	hob & oven as displayed - Indesit
Range hood	Included
Microwave/dishwasher/fridge	Not included
Waste disposal	Included
Washing machine/dryer	Not included
Vacuum cleaner	Not included
<b>Room &amp; cabinets</b>	
Blinds & drapes	Privacy sun filters to lounge, bedroom 1 & bedroom 3 / study. Drapes not included
Light fittings	Selected down lights
Bathrooms	Wall hung vanity & basin
Chair lift	Not included
Display units	Furniture, curtains, beds plus cabinets, wall art, bed & table lamps & television and fit out not included in sale price

*Note: This schedule is subject to change (see clause 17.2 of the purchaser contract)*

*updated 17/12/2008*