

BUILDING SPECIFICATIONS

Luxury Apartments

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BUILDING SPECIFICATIONS

Exterior Building Fabric

Walls

Acrylic rendered external elements. High quality glazed façade walling with shadowbox walling behind (where applicable).

Windows & Doors

Powder coated aluminium frames. Premium double glazing throughout. Flyscreens provided on operable windows.

Roofing

Combination of steel and concrete roof slab.

Floors & Concrete Slabs

Concrete floor slab with various high quality floor finishes and acoustic treatment under floor.

External Balustrade

Glazed balustrade with feature planter beds to select apartments.

Balconies, Terraces & Landings

Fully rectified slip-resistant ceramic floor tiles. Fully reticulated planter boxes to balconies as per drawings. Timber look lined ceiling to all balconies.

Balcony Lighting

High quality, externally rated light fittings to all balconies.

Common Area Lighting

Illuminated planter boxes and way finding lighting throughout.

Driveway

Concrete finish.

Stores

Masonry walled storeroom with minimum 4m² internal area provided to each apartment with GPO.

Car Parking

Concrete floor throughout.

Private Garages

Private garage parking to designated apartments.

Landscaping

Architecturally designed landscaping by award winning landscape architects Carrier & Postmus (CAPA) who specialise in bespoke landscaping which considers the local people, place and architecture. The Gardens features an extensive array of landscaping from mature trees, lush central courtyard and rooftop planting.

Visitor Parking

Allocation of visitor bays provided to ground floor separated from secure resident parking. Visitor bike racks provided at building entrance.

Lobbies & Corridors

Residential Entry & Foyer

Glazed frameless automatic entry doors. Premium floor finish with feature lighting to planters with built in seating to ground level lobby.

Mail Room

Individual lockable mail boxes. Parcel locker system with non-refrigerated and refrigerated components.

Corridors

Premium floor finish where required. Feature apartment signage. Generous down lighting to corridors with feature lighting to planters.

Lifts

Two generous high-speed lifts servicing all floors. Stainless steel doors, tiled floors and feature cladding panels internally.

Central Courtyard

Six storey central void lets natural light into the building's core. Extensive planting at Ground Level with feature stair through all levels.

BUILDING SPECIFICATIONS

Leisure Facilities

Lounge & Dining

Air-conditioned lounge, kitchen and dining facilities with high quality finishes throughout. Feature fireplace, quality appliances, custom joinery, wall mounted TV in recess, designer furniture and feature lighting. Space is bookable for private functions by residents.

Gymnasium

Air-conditioned gymnasium with wide range of state-of-the-art equipment, furnished with full height mirrors, water fountain and entertainment system.

Outdoor Kitchens

Two purpose built outdoor kitchens complete with built in BBQ, under bench fridge and stainless-steel sink. Numerous outdoor dining and seating areas.

Swimming Pool

20m solar heated lap pool in resort setting.

Pool Deck

Premium quality decking with glass pool fence. Extensive raised planter beds with feature lighting. Designer furniture including sun lounges.

Sauna

Sauna with traditional cedar-lined finish.

Security & Access

Intercom System

Audio-visual intercom system for controlling access to building entrance per apartment.

Car Park Gate

Automatic gate to private car park area. One remote control per car bay included.

Residents Access

Keyless electronic access to building entrance and carpark. Secure controlled floor lift access. Two readers per apartment.

Security Lighting

Included to all common areas.

CCTV

System provided to cover common areas.

Storeroom

Secure storeroom provided per apartment with GPO.

Sustainable Initiatives

Glazing

Energy efficient double glazing used to satisfy specific NCC energy requirements.

Efficient Lighting

LED and/or energy efficient lighting to all common areas. The carpark and common corridors are equipped with motion sensors.

Efficient Hot Water System

Centralised hot water system with individual apartment sub-metering delivering superior efficiency over individual hot water systems.

Water Wise Fixtures & Fittings

Fixtures and fittings to comply with the Building Code for WELS star ratings.

Solar Panels

Solar panels contribute to power supply of common areas.

Electrical Vehicle

Access to electric vehicle charging stations on request for each apartment.

RESIDENCES SPECIFICATIONS

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Apartment Interiors

Party Walls

Painted walls. 5-star AAC to party walls exceeding building code requirements.

Internal Walls

Painted and fully insulated with sound abated treatment.

Balconies

High quality rectified slip-resistant ceramic tiles. Full height commercial aluminium framed sliding doors with double glazing.

Ceilings

Painted plasterboard ceilings with premium shadowline detail. Recess for blinds included. Ceiling heights in typical apartments is 2.7m to living/bedrooms with increased ceiling heights to living of penthouses.

Entry Doors

Fire rated self-closing door with designer handles and keyless electronic access to each apartment.

Internal Doors

Painted hollow-core door with designer handles.

Robes

Shelf and hanging rail to robes. Mirrored doors.

Hot Water System

Energy efficient central hot-water plant with individual metering.

Air-conditioning

Reverse-cycle, ducted system to main living areas and bedrooms as standard. In select apartments up to 3 controls provided for individual zones.

Interior Design

Choice of three designer colour schemes with bespoke selection of material upgrades unique to The Gardens.

Electrical Services

Fire Alarm and Smoke Detectors

Provided to meet Australian Standards.

Light Fittings

Quality recessed down-light fittings provided. Dimming to master bedroom, ensuite, kitchen, dining and living areas.

Exhaust Fans

Provided to wet areas.

TV Point

Provided to living and master bedroom.

Internet Points

One data point to living, master bedroom and study (if applicable).

GPOs / Switch Plates

Three double GPOs in master bedroom (where applicable), two double GPOs in other bedrooms, generous provision throughout living areas, waterproof GPO for balconies.

Telephone Points

One telephone point to living.

Finishes

Kitchen Floor

Premium engineered timber floorboards in a straight lay format.

Kitchen Cabinets

High quality coloured or timber grain prefinished board with soft-closing drawers and doors.

Kitchen Benchtop

Selected reconstituted stone.

Kitchen Splashback

Selected reconstituted stone.

Kitchen Rangehood

Feature curved joinery in two Pak paint finish.

Cupboard Door hardware

Selected designer range handles or push to catch where applicable.

Living & Dining Floor

Premium engineered timber floorboards in a straight lay format.

Bedroom Floor

100% premium wool loop pile carpet with underlay.

RESIDENCES SPECIFICATIONS

Finishes Contin.

Skirting Boards

Painted skirting boards.

Bathroom & Ensuite Floor

Fully vitrified 600mm x 300mm porcelain floor tiles.

Bathroom & Ensuite Walls

Floor to ceiling 600 x 300 fully rectified wall tiles. Recess/Storage space provided to all shower walls and select baths.

Bathroom & Ensuite Mosaics

High quality herringbone feature mosaics to select areas.

Bathroom & Ensuite Shower Screen

Designer framed clear glazed shower screen (Frosted glazing to WC where applicable).

Bathroom Vanity

Drawers with a choice of colour schemes.

Mirror

Mirrored cabinetry with storage, concealed GPOs and feature LED strip lighting.

Laundry

Reconstituted stone benchtop, overhead cupboard storage, swivel laundry mixer and stainless-steel trough.

Appliances

Cooktop

V-ZUG 60cm or 90cm 4 zone induction cook top.

Oven

V-ZUG 60cm Comhair pyrolytic oven with glass door and energy efficiency class A.

Microwave

V-ZUG 45cm built in microwave combi oven.

Rangehood

V-ZUG stainless steel rangehood externally ducted.

Dishwasher

V-ZUG fully integrated dishwasher.

Fridge & Freezer

Fisher & Paykel integrated fridge and freezer to all apartments.

Clothes Dryer

Fisher & Paykel Condenser dryer included.

Fixtures & Tapware

Kitchen Tap

Designer matte black or brushed nickel swivel mixer.

Kitchen Sink

Large single stainless-steel sink.

Basin and Shower Mixer

Designer matte black or brushed nickel range.

Basins

Underbench mounted white ceramic basins.

Bath

Freestanding bath with floor mounted outlet in selected apartments.

w/c

Designer toilet suite with concealed cistern and push buttons.

Shower

Designer dual shower head and rail in a matte black or brushed nickel finish.

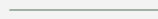
Bathroom Accessories

Matte black or brushed nickel double towel rail and toilet roll holder. Non-heated towel ladders to ensuites in select apartments.

Balcony Tap

Outdoor tap for each balcony.

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RESIDENCES UPGRADES

Appliances

Cooktop (Option 1)

V-ZUG 90cm 5 zone induction cook top.

Cooktop (Option 2)

V-ZUG 90cm flexible hob induction cook top.

Steam Oven

V-ZUG Combi Steam Black Glass Oven.

Warming Drawer

V-ZUG built in warming drawer.

Coffee Machine

45cm V-ZUG coffee centre.

Wine Fridge (Option 1)

V-ZUG 32 bottle under bench black wine fridge.

Wine Fridge (Option 2)

Vintec 50 bottle dual zone under bench wine fridge.

Side by Side Fridge/Freezer

Liebherr Fridge with Biofresh and Freezer with NoFrost.

Washing Machine

Fisher & Paykel 8kg washing machine to match condenser dryer.

Washer/Dryer Combo

Fisher & Paykel 8.5kg/5kg Washer Dryer combo.

Dryer & Washing Machine Package

V-ZUG Separate Washer and Dryer.

Robes

Robe Modules

Robe modules available on request. Complimentary meeting, to be charged outside of main contract.

Finishes

Kitchen Floor

Engineered timber floorboards in a herringbone format.

Kitchen Cabinets

Timber veneer to full height cabinetry, drawers and select overhead cabinetry.

Living & Dining Floor

Engineered timber floorboards in a herringbone format.

Bathroom & Ensuite Walls

Floor to ceiling 600mm x 600mm fully rectified porcelain tiles.

Bathroom Cabinets

Timber veneer to underbench vanity drawers.

Bedroom Floor

Engineered timber floorboards in a straight lay or herringbone format.

Car Bay

Electric Vehicle Charger

Metered load managed EV charger provided to car bay.

Lighting & Blind Automation

Kitchen Feature Light

Ross Gardam linear pendant option above island bench. (1700mm or 2100mm available)

Bathroom Feature Light

Ross Gardam wall sconce option to bathroom vanity wall.

Artwork Feature Light

Pin spot artwork lighting.

Automated Blinds

Power provision to living, dining and bedrooms for automated blinds where applicable.

Fixtures & Tapware

Kitchen Tap

Matte black or brushed nickel designer mixer with pull-out spray.

Filtered Water Tap

All-in-One Celsius Zip Tap with boiling, chilled, sparkling, ambient hot and cold filtered water.

Bathroom Accessories

Matte black or brushed nickel non heated and heated towel ladders. (600mm or 750mm available).

Kitchen Sink

Stainless Steel 1.5 or double bowl.