

SCHEDULE OF INCLUSIONS

100 DORSAL DRIVE - COMMUNITY LIVING

- Secure gated community living with remote control vehicle access and video intercom at the pedestrian gate
- Common area fully landscaped within fully fenced boundary
- Individual terrace residence completed with private landscaped courtyard and pedestrian gate intercom direct access to street
- Concrete paving driveway with visitor parking and car wash facility



STRUCTURAL

Engineers' designed & supervised steel frame structure and:

FLOOR

- Reinforced concrete slab on ground with engineer's specified concrete pier foundation.
- Steel suspended floor framing generally is completed with tongue & groove structural grade floorboard suitable for internal or external purpose as applicable ready for finishes.

Residence Type A

- Living, Dining, Kitchen & Study finished with engineered timber flooring selected by architect.
- Bedrooms finished with selected quality carpet.
- Ensuite, Bathroom, Powder Room & Balcony waterproofed and finished with selected quality tiles
- Roof Terrace waterproofed and finished with pedestal paving
- Rumpus, Entry & external Terrace finished with selected quality tiles.
- Garage concrete floor finished with coloured epoxy coating.

Residence Type B

- Living, Dining, Kitchen finished with engineered timber flooring selected by architect.
- Bedrooms & Family finished with selected quality carpet.
- Ensuite, Bathroom, Powder Room & Balcony waterproofed and finished with selected quality tiles
- Entry & external Terrace finished with selected quality tiles.
- Garage concrete floor finished with coloured epoxy coating.

Residence Types C & D

- Living, Dining, Kitchen & Study finished with engineered timber flooring selected by architect.
- Bedrooms finished with selected quality carpet.
- Ensuite, Bathroom, Powder Room & Balcony waterproofed and finished with selected quality tiles
- Rumpus, Entry & external Terrace finished with selected quality tile.
- Garage concrete floor finished with coloured epoxy coating.

WALL

- External wall framing cladded with composite material if specified with insulation, material includes:
 - low maintenance prefinished material preferred;
 - rendered and painted concrete surface; and/or
 - Proprietary exterior board/panel painted finish.
- Interior wall framing sheeted with plasterboard painted finish except:
 - Ensuite, Bathroom and Powder tiled with quality tile on water resistance wall board and waterproofed.
 - Laundry splashback above bench to finish with quality tiles.
- Inter-residence party wall is to be reinforced concrete tilt-up panel or concrete filled blockwork and finished in accordance with architect's details complying with acoustic and fire separation requirement.

ROOF

- Powdercoated metal roof deck with insulation

CEILING

- Painted plasterboard ceiling with recessed shadowline cornice to all areas except wet areas to be square set cornice
- Ceiling height (Residence Types A, C & D):
 - Level 1: 3.0m
 - Level 2: 2.7m
 - Ground Floor/Rooftop Terrace Lounge/Wet Areas: Standard 2.4m
- Ceiling height (Residence Type B):
 - Ground Floor: 3.0m
 - Level 1: 2.7m
 - Wet areas: 2.4m

STAIRCASE

- Timber staircase with complied balustrade and handrail finished with selected quality carpet, tile, timber pattern vinyl or engineered timber, unless stated otherwise.
- Residence Type A – open timber staircase with steel structure from Level 1 to 3.
- Residence Types C & D - open timber staircase with steel structure from Level 1 to 2.

ROOF TERRACE

- Residence Type A - Pedestal paving

PRIVATE COURTYARD

- Quality external tiles finish on slab on ground.

FITOUT

ENTRY

- Private courtyard pedestrian entry gate installed with intercom system.
- Selected feature entry door with deadlock & intercom system.

LIVING

- Spacious Living area complements the extended outdoor terrace/balcony living.

CHEF KITCHEN & DINING

- Selected reconstituted stone bench top with custom cabinetry two-pac cupboard and drawer front
- stainless steel under-mount sink with pull out sink mixer and waste disposal system underside of sink
- European stainless steel appliance – gas cooktop, electrical oven, rangehood, microwave with trim kit & semi-integrated freestanding electrical dishwasher
- Soft-touch closing drawers
- Coloured back glass or mirror splashback
- Fridge space plumbed for icemaker fridge
- Large fully functional breakfast bar with suspended feature lighting



BEDROOMS

- Master bedroom with Walk-in-Robe, Ensuite and Balcony
- Bedrooms 2 & 3 with built-in robe

RUMPUS (Residence Type A, C & D Ground Floor)

- Aluminium framed sliding stacking door
- Quality tiled floor
- Facilitated with an independent Powder Room with Shower

FAMILY (Residence Type B)

- Stair void enclosed with 1 m height low wall as staircase balustrade alternative to create an open space to enhance the family living

STUDY (Residence Type A, C & D)

- Privacy feature screen to screen from Dining

ENSUITE

- Selected reconstituted stone vanity top to custom made cabinetry completed with vanity basin and mirror
- Floor to ceiling tiling
- Spacious shower enclosed with semi-frameless shower screen
- Designer chrome tapware and shower rose with extension
- Close coupled back to wall toilet suite with soft close seat
- Architectural range of luxury bathroom fittings include double towel rail, towel ring, soap dish, toilet roll holder and floor waste



BATHROOM

- Freestanding back to wall bath
- Selected reconstituted stone vanity top to custom made vanity cabinetry completed with vanity basin and mirror
- Floor to ceiling tiling
- Shower enclosed with semi-frameless shower screen
- Designer chrome tapware, shower rose with extension, bath spout
- Close coupled back to wall toilet suite with soft close seat
- Architectural range of luxury bathroom fittings include double towel rail, towel ring, soap dish, toilet roll holder and floor waste

POWDER ROOM

- Vanity wall basin
- Floor to ceiling tiling
- Close coupled back to wall toilet suite with soft close seat
- Architectural range of designer chrome tapware, towel ring and toilet roll holder

LAUNDRY

- Residence Type A, C & D
 - Separate Laundry in Garage
 - Cloth dryer machine is included. External drying area is not available.
- Residence Type B
 - Separate laundry with external drying area
 - Joinery cabinet with drop in stainless steel laundry sink and overhead cabinet.
 - Allow space only for both washing machine and overhead cloth dryer machine.

STORAGE

- Residence Type A
 - Level 2 Linen cupboard adjacent to Powder Room.
 - Level 3 Store Room adjacent to Pantry.
- Residence Type B
 - Ground Floor Store Room underside of stair
 - Level 1 Linen cupboard adjacent to Bathroom
- Residence Type C & D
 - Level 2 Linen cupboard adjacent to Powder Room.

GARAGE

- Residence Type A, C & D
 - 2 car accommodations tandem with two remote controllers.
 - Sectional powdercoated garage door with remote controllers sync with vehicle entry gate access control and wall mounted garage door controller
 - Private Lift
 - Separate Laundry
- Residence Type B
 - 2 car accommodations with two remote controllers.
 - Sectional powdercoated garage door with remote controllers sync with vehicle entry gate access control and wall mounted garage door controller

ROOFTOP TERRACE (Residence Type A)

- Lounge opens to covered rooftop terrace with aluminium stacking doors.
- Lounge is complemented with Pantry.
- Outdoor joinery completed with stainless steel sink and built in hooded gas BBQ & Wok Burner



MISCELLANEOUS FITTINGS, FIXTURE & SERVICES

AIR CONDITIONING

- Fully ducted reverse circle air-conditioning:
 - Residence Type A
 - Living, Kitchen, Dining, Rumpus, Bedrooms & Lounge
 - Residence Type B
 - Living, Kitchen, Dining, Family & Bedrooms
 - Residence Type C & D
 - Living, Kitchen, Dining, Rumpus & Bedrooms

ELECTRICAL

- Selected LED downlights and wall lights
- Suspended Feature Lighting to Kitchen
- Ceiling fan to Roof Terrace (Residence Type A only)
- TV point with double GPO
 - Residence Type A - Living, Rumpus, Lounge, Study and Bedrooms
 - Residence Type B - Living, Family and Bedrooms
 - Residence Type C & D - Living, Rumpus, Study and Bedrooms
- CAT6 dual Data/Phone RJ45 outlet with double GPO
 - Residence Type A - Living, Kitchen, Rumpus, Lounge, Study and Bedrooms
 - Residence Type B - Living, Kitchen, Family and Bedrooms
 - Residence Type C & D - Living, Kitchen, Rumpus, Study and Bedrooms
- GPO
 - Double GPO x 1 no to all bedhead in Bedrooms & Dining
 - Double GPO x 2 nos to Garage
 - Double GPO above bench x 1 no to Ensuite, Bathroom & Laundry
 - Double GPO above bench x 2 nos to Kitchen
 - Single GPO provides for microwave oven, fridge, waste disposal, rangehood, dishwasher, washing machine, cloth dryer and hallway
 - Double GPO waterproofed x 1 no - Rooftop Terrace (Residence Type A) and private courtyard.

(Note: The above GPOs specified are in addition to those specified with TV point and Data/Phone outlet.)

GAS SYSTEM

- Gas supply to proprietary gas hot water system and cooktop.

SMART HOME AUTOMATION

- Smart lighting with 4 pre-set scenarios capability, eg 'Goodbye', 'Goodnight', 'Welcome Home', or 'Movie'.
- Pre-wire for automatic blind/curtain track control to Living & Master Bedroom.
- Scalable platform ready for upgrades.

AUDIO ENTERTAINMENT

- Residence Type A
 - LeGrand 'NUVO' wireless multi-room audio system or equivalent to Level 1 Living and Level 3 Lounge.
- Residence Type B
 - LeGrand 'NUVO' wireless multi-room audio system or equivalent to Ground Floor Living.
- Residence Type C & D
 - LeGrand Bluetooth wireless audio system or equivalent to Level 1 Living.

(Note: Optional upgrade is available)

PROVISION FOR SOLAR & BATTERY STORAGE

- Conduit is provided from the roof to garage & other provision as necessary for future installation of solar and battery storage purpose.

DOOR, DOOR FURNITURE & HARDWARE

- Quality fittings, entrance, passage and privacy
- Deadlock to front door

ALUMINIUM WINDOWS & DOORS

- Powdercoated aluminium framed window and door system
- Comply with Acoustic Report

BALCONY

- Clear glazed balustrade system

HOSE COCK

- Allow one hose cock to all private courtyard of Residence Types A, C & D and two hose cocks to private courtyard of Type B.
- Hose cock is allowed in the common property including car wash bay for common used.

(Note: Unless specified in this Schedule of Inclusions being included, furniture shown on the marketing materials is for the purpose of spatial usage suggestion only.)