

ILUKA FINISHES SCHEDULE
Proposed Lot 5 Serenity Close, Noosa Heads



APARTMENTS 1 to 18 inclusive

General

External walls	Rendered concrete block walls with selected paint finish
Internal walls	Painted flush plasterboard with selected paint finish
Living area floors	600 x 600 nom. selected stone tiles
Bedroom floors	Selected 48oz 100% wool carpet
Ceilings generally	Painted flush plasterboard
Internal doors	Selected timber veneer with painted rebated timber jambs
Windows	Aluminium framed louvered windows with tinted glass
Doors to balconies	Sliding aluminium frames with tinted glass
Door hardware	Stainless steel architectural door hardware
Tapware	Chrome mixers throughout
Bench tops	Selected reconstituted stone throughout

Kitchen

Cupboard faces	Custom cabinetry with selected 2-pac or timber veneer in satin finish
Splashbacks	Selected glass
Sink	Franke GAX 110-45 single bowl undermount stainless steel sink
Cook top	Miele KM 371G 5-burner gas cooktop
Oven	Miele H 4740BP 700mm stainless steel oven
Rangehood	Miele DA 429 900mm stainless steel ducted rangehood
Refrigerator / freezer	Semi-integrated fridge / freezer with water / ice dispenser
Wine cabinet	Vintec underbench 40SG2ESS glass door 40 bottle refrigerator

Scullery

Cupboard faces	Custom cabinetry with selected 2-pac or timber in satin finish
Splashbacks	Selected glass
Sink	Franke AMX 621 stainless steel double bowl sink with drainer
Steamer oven	Miele DG 2661 stainless steel built-in steam cooker
Combi oven	Miele H 4020BM stainless steel combination microwave / oven
Dishwasher	Miele G 2220SCi semi-integrated dishwasher
Water filter	Under-sink twin system water purifier with chrome outlet
Waste disposal	Industrial standard waste disposal unit

Bedrooms & Robes

Walk-in robes	Custom shelving, storage and hanging provisions
Built-in robes	Custom cabinetry with 2-pac finish to robe doors

Ensuite, Bathrooms & Powder Room

Floors & walls	Selected stone tiles throughout
Vanity cabinets	Custom cabinetry with selected satin 2-pac finish
Shower screen	Frameless clear glass
Ensuite spa	6-aero jet hob-mounted heated spa bath
Vanity basins	Selected vitrified china basin (white)
WC pan & seat	Selected vitrified china suite (white)
Bidet (Bed 1 only)	Selected vitrified china suite (white)
Bathroom accessories	Selected chrome architectural accessories

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Laundry

Cupboard faces	Custom cabinetry with selected 2-pack satin polyurethane finish
Splashback	600 x 200 nom. ceramic wall tiles (white)
Tub	Caroma Laboratory 475 undermount sink (white)
Washing machine	Miele W 1712 (6.5kg) washing machine
Dryer	Miele T7744C (6kg) tumble dryer
Ironing board	Hafele drawer mounted

Balcony

Floor	600 x 600 nom. selected slip-resistant stone tiles
Ceiling	Painted flush cement sheet lining
Privacy screens	Adjustable powdercoated aluminium louvred sliding screens
Balustrade	Semi-frameless glass balustrade in matching tint to windows
Barbeque cabinet	Weather resistant "Celuka" pvc substrate with selected 2-pac paint finish
Barbeque	Beefeater 4-burner stainless steel BBQ with roasting hood and cover
Wok burner	Inset Beefeater stainless steel wok burner with lid
Rangehood	Stainless outdoor grade recirculating canopy rangehood
Refrigerator	Integrated underbench bar fridge
Sink	Franke GAX 110-30 stainless steel undermount sink

Services

Air conditioning	Fully-ducted multi-head reverse-cycle system to each apartment
Lift	Otis 13-passenger 'Monospace' lift
Hot water service	2 x Stiebel Eltron DHE27 29.1kW electric instantaneous hot water units to each apartment
Vacuum	Ducted vacuum system to each apartment
Waste disposal	Garbage and recycled waster disposal chutes to each lobby
Water harvesting	Roof water harvesting capacity for non-potable water recycling

Home Automation

C-Bus touch screen graphical interface for automated lighting control
Remote interface capability to control air-conditioning and security through C-Bus system
Provision for automated blinds to all windows
Structured cable & wiring system for telephone, TV & data points to all living areas and bedrooms
Pre-cabbling for future audio installation
Provision for wireless networking

Security

Gated perimeter access with video intercom control
Security camera to driveway entry
Security alarm system to each apartment with capability for external monitoring
Security cameras to selected ground floor apartments with CCTV link
6-digit push button floor safe with battery backup
Access control to each lift
Proximity card reader to all access areas
Access to secure basement parking for two (2) vehicles
Lockable storage areas in basement
Separate pedestrian and vehicle gate access to "Iluka" and "Emerald"

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Communal Facilities

Exclusive "on-site" manager
Heated wet-edge lap pool with separate heated spa
Lagoon pool with separate spa
Fully equipped gymnasium and sauna
Entertaining area with BBQ
Sub-tropical landscape with auto irrigation

DISCLAIMER

This information represents the intended inclusions; however changes may result due to availability or suitability of certain materials, specifications or selected fixtures and fittings. Finishes Schedule subject to change.

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Apartments 19 – 22 inclusive (Penthouses)

Provisions for these apartments are in accordance with those for Apartments 1 to 18, with the following exceptions:

Roof terrace (apartments 20 & 21 only)

Floor and stair 600 x 600 nom. slip-resistant selected stone tiles
Spa Multi-person heated spa with hard cover

Living areas

Gas fire feature Stainless steel with reconstituted stone hearth

Kitchen

Sink Franke AMX120 double undermount stainless steel sink
Sink mixer Feature hi-tech chrome mixer
Cook top Miele KM 405 2-burner gas cooktop
Miele KM 406 gas wok burner
Miele 418 induction cooktop
Wall oven Miele H 4900 B 900mm stainless steel wall oven
Rangehood Miele DA 424V-AU 1200mm s/steel externally ducted rangehood
Refrigerator Miele K 855 ID-1 fully integrated refrigerator
Freezer Miele F 456 I-2 fully integrated freezer
Wine cabinet Miele KWT 4154 UG-1 under bench wine cooler
Coffee machine Miele 4060 CVA stainless steel coffee machine

Scullery

Steam oven Miele DG 4060 stainless steel built-in steam cooker
Combi oven Miele H 4060 BM stainless steel combination microwave / oven
Dishwasher Miele G 2830 SCi semi-integrated dishwasher
Plate warmer Miele EGW 4060 plate warmer drawer

Ensuite

Spa bath 16 combo-jet hob-mounted heated spa bath

Laundry

Washing machine Miele W 2653 WPS washing machine
Dryer Miele T 4653 C condenser dryer

Security

Access to secure basement parking for three (3) vehicles

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