CALYPSO

BLOC



UNIT OWNERS & BUYERS HANDOVER MANUAL

Calypso – Soho Precinct 2

- 300 Northbourne Avenue
- 302 Northbourne Avenue
- 304 Northbourne Avenue

BLOC Constructions (ACT) Pty Ltd

Level 1, 16 Bentham Street Yarralumla ACT 2600

ABN 84 626 902 958

Version 12.2

CONTENTS

1. WELCOME 3

2. THE PROJECT 4

2.1 Welcome to Calypso 4
2.2 The Building Composition 4

3. MOVING IN GUIDE 5

3.1 I Am Moving into My Apartment 5
3.2 I Am Renting My Apartment 5
3.3 Removalists Information 5
3.4 Lift Bookings 5
3.5 Bulky Waste Removal 5

4. BUILDING ACCESS AND KEYS 6

4.1 Calypso Building Addresses 6
4.2 Mailboxes Australia Post 6
4.3 Keys and Fobs 6
4.4 Additional Keys and Fobs 7

5. USING THE INTERCOM ACCESS AND CARD READERS 8

5.1 Resident & Visitor Access 8
5.2 Deliveries Freight and Food 8
5.3 Resident & Visitor Vehicle Access 8
5.4 Emergency Egress/Exit 9

6. DEFECT IDENTIFICATION AND RESOLUTION PROCESS 10

6.1 Pre-Settlement Inspection 10
6.2 Ninety (90) Day Defect Liability Period 10
6.3 Building Link & Defect Management 11
6.4 Emergency Defects 11
6.5 Sample Contract Defect clause 12

7. APARTMENT SERVICE INFORMATION 13

7.1 Services Connections 13
7.2 Strata Title 13
7.3 Owners Corporation 13
7.4 Strata Managing Agent 14
7.5 Levies: Administration and Sinking Fund 14
7.6 Insurance 15
7.7 Waste Disposal 15
7.8 Owners Corporation Rules 15
7.9 Modifications to Apartments 15

8. ABOUT YOUR APARTMENT SERVICES 17

8.1 Connectivity, Telephone & Data 17
8.2 Intercom 17
8.3 Free to Air Digital TV & Pay TV (Foxtel) 18
8.4 Electricity, Lighting & Power 18
8.5 Electrical Distribution Board 18
8.6 Gas 19
8.7 Cold Water 19
8.8 Hydraulics 19
8.9 Acoustic and Fire Separation between Apartments 19

8.10 Safety – Cleaning and Maintenance 20
8.11 Carparking 20
8.12 Storage Cages 20
8.13 Electric Vehicle Charger (if applicable) 20

9. UNDERSTANDING YOUR APARTMENT 21

9.1 New Building Movement and Settlement 21
9.2 Condensation Information 21
9.3 Plasterboard 23
9.4 Balconies 23
9.5 Efflorescence 23
9.6 Paintwork 23

10. APARTMENT FIXTURES 24

10.1 Air Conditioning 24
10.2 Joinery (Cabinets & Cupboards) 24
10.3 Engineered Stone Benchtops 25
10.4 Wool Carpet 25
10.5 Ceramic & Porcelain Tiles 25
10.6 Timber Floors 25
10.7 Door & Window Hardware 25
10.8 Shower Screens & Mirrors 26
10.9 Glazed Balustrades 26

11. APPLIANCES, WHITE GOODS & FITTINGS 27

11.1 Kitchen and Bathroom Fixtures 27
11.2 Lighting 27
11.3 Smoke Detectors 27
11.4 Sprinklers 27
11.5 Exhaust Fans 28
11.6 Oven 28
11.7 Cooktop 28
11.8 Rangehood 28
11.9 Integrated DishDrawer 28
11.10 Washer & Dryer Combo 28
11.11 Integrated Fridge & Freezer (Buyer Upgrade) 29

12. COMMUNAL FACILITIES 30

12.1 Residential communal Facilities 30
12.2 Roof top Garden 30
12.3 Barbeque 30
12.4 Landscaping 30
12.5 Common Area WI-FI 30

13. FINISHES SCHEDULE 31

13.1 Apartment General 31
13.2 Kitchen Fixtures & Appliances 33
13.3 Laundry Fixtures & Fittings 36
13.4 Bathroom Fixtures & Fittings 38
13.5 Interior Scheme A - Oak 40
13.6 Interior Scheme B - Grey 44
13.7 Interior Scheme C - Oasis 49

1. WELCOME

Congratulations on your purchase at Calypso.

As a resident of Calypso apartments in the prestigious Northbourne precinct. A unique combination of new design and reinvention of Canberra's historical architecture and heritage released by Art Group, you will be able to enjoy the design features, amenities and views captured from the Rooftop Garden and enjoy the convenience of light rail on your doorstep, minutes to the city, dining and entertainment in this unrivalled inner-north location.

Calypso was developed by Art Group and built by Bloc Constructions (ACT) Pty Ltd.

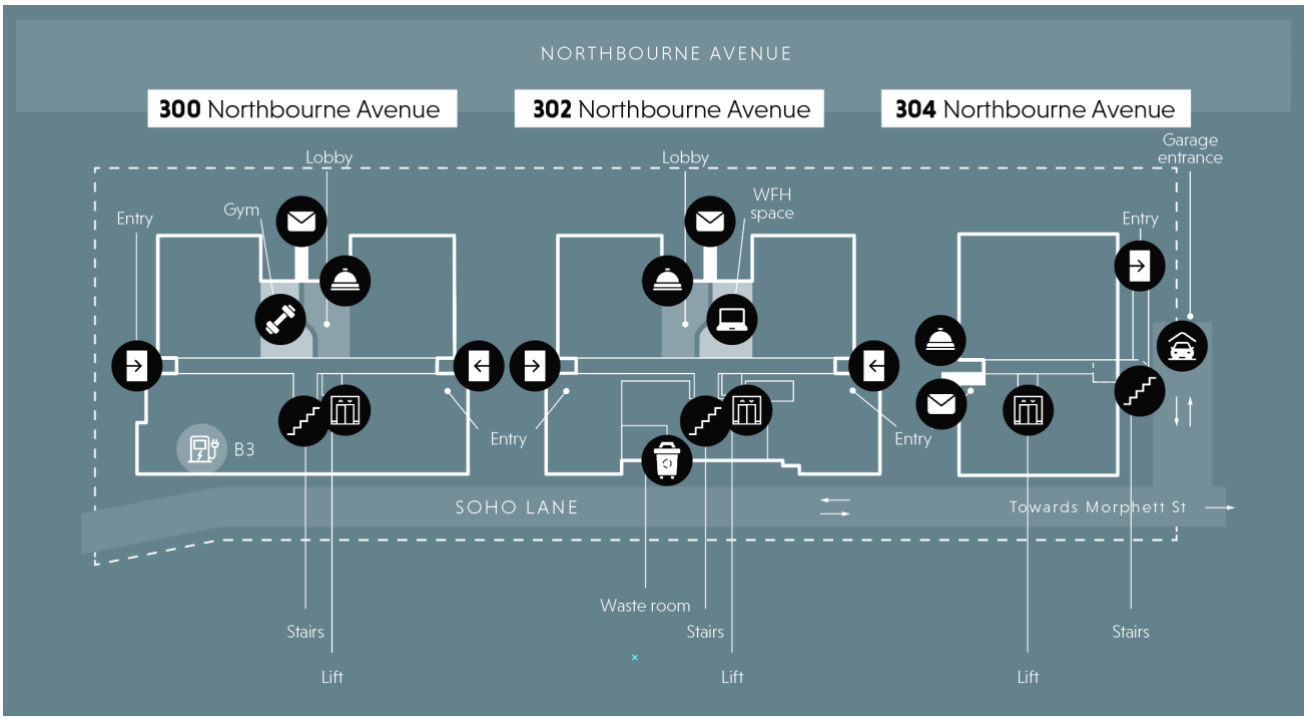
Both Art Group and Bloc have worked collaboratively to achieve the high-quality finished product of which both parties are proud to present to you. The project team involves a host of industry leading expert Consultants including but not limited to:

- Art Group: Developer
- Bloc Constructions: Builder
- Architect: Stewart Architecture
- Structural & Civil Engineer: Indesco
- Landscape Architect: Arcadia Landscape Architecture

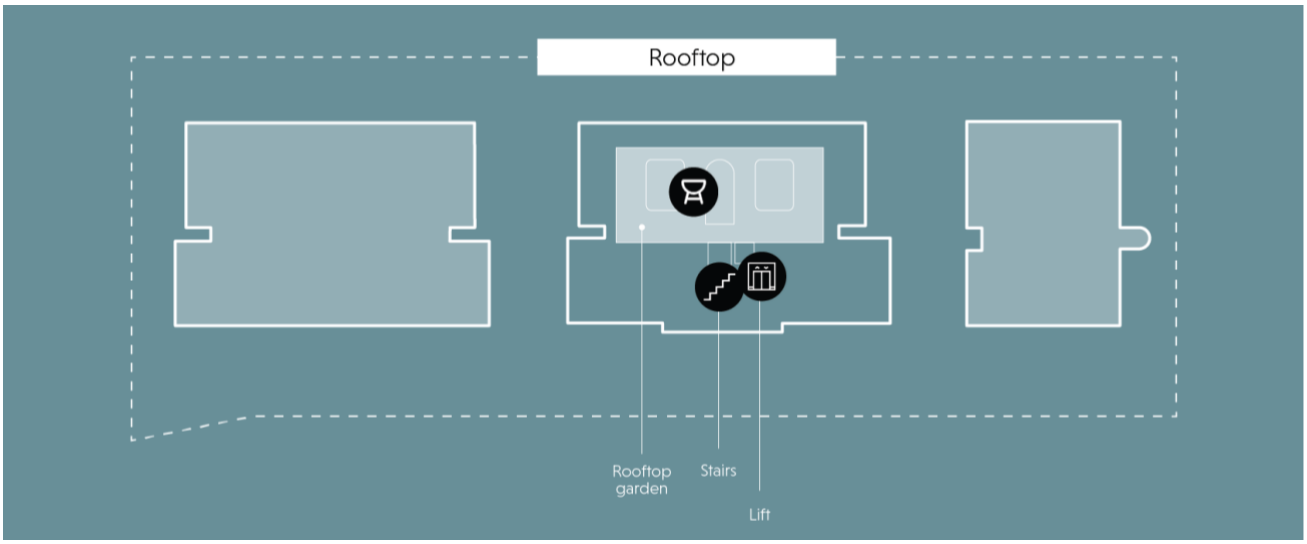
The Calypso Complex Layout

Please refer to the Home set up guide for locations, services and features. Visit the Calypso Owners Resources website.

Ground Floor area



Level 9 Roof Top Garden area



2. THE PROJECT

2.1 Welcome to Calypso

Calypso is a refined new address on Northbourne Avenue, offering a lifestyle that rises above the ordinary in the heart of Canberra.

A thoughtfully designed residential community that brings together modern style and everyday comfort. Comprising of 207 apartments, Calypso has been carefully crafted to offer high-quality living in a contemporary inner-city setting.

Each apartment is finished to a high standard, with quality fittings and materials selected to create a calm, comfortable and modern home. The layouts have been carefully planned to ensure every space is practical, easy to live in and well suited for long-term enjoyment.

2.2 The Building Composition

- **Building A** address: 304 Northbourne Avenue, Dickson 2602
- **Building B** address: 302 Northbourne Avenue, Dickson 2602
- **Building C** address: 300 Northbourne Avenue, Dickson 2602

There are three common basement levels with a clearance of 2.1m, ground floor, gardens and shared workspace, accessible toilets, 9 residential levels, and roof top garden area with BBQ facilities (Building B).

The building's exterior features a strong, modern architectural design, constructed from durable concrete and complemented by aluminium screens and metal detailing. Throughout the development, landscaped gardens, green roofs and outdoor spaces provide peaceful areas for residents to relax and unwind away from the pace of city life.

Conveniently located along Northbourne Avenue, Calypso offers excellent access to public transport, making travel to work, the city centre and surrounding areas simple and efficient. Calypso has been designed to deliver modern living, comfort and convenience in a highly desirable inner-city location a place you can truly call home.

3. MOVING IN GUIDE

3.1 I Am Moving into My Apartment

To ensure that residents can move in with as little inconvenience as possible and that there is little disruption to other residents, you will be provided access to the Vantage Command Centre App (*available for download on* Android *or* iOS). Access logins will be provided via email once the Unit Plan has been registered and property settlements are underway.

This portal will contain the details for the process of booking in your move, including the reservation/use of a lift for this purpose as well as other helpful information and resources.

To make sure moving in is safe and smooth for everyone, all residents must follow the building's moving-in procedures. These rules help protect the building, lifts shared areas and facilities, and reduce disruption to other residents. Available on the Vantage Command Centre App.

Please take special care to avoid causing any damage to common areas when moving in or moving out. The Owners Corporation and the Strata Manager set the moving-in rules, and bookings and approvals are managed through the portal by the Building Manager.

3.2 I Am Renting My Apartment

Note: please do not share this login information with anyone else. If you are planning to rent out your unit, the tenant/s and property managers will be provided with individual logins (with the appropriate access levels), once strata have been provided with their names, email address and mobile numbers.

3.3 Removalists Information

Please ensure that your removalists do not impede other residents when parking or accessing your unit or cause any damage to common property. Any repairs required will be the responsibility of the unit owner.

Removalists must not park their vehicles on any gardens or verges. Contact you Building manager for your removalist truck parking locations.

3.4 Lift Bookings

Bookings can be made by using the booking facility on the Vantage Command Centre App, with the building manager supplying lift keys and instructions. Lift blankets will be fitted to the interior of the lifts for some protection; however, care should be taken to ensure that the floors, doors and walls of the lift carriage do not receive dents or scratches.

These will remain fitted until such time that the bulk of the move ins have occurred and then be fitted on an "as needed" basis via bookings with the building manager.

3.5 Bulky Waste Removal

Bulky waste (removalist cartons, packaging, unwanted furniture etc) must not be left on common property including waste rooms. Bulky waste should be disposed of at the Council refuse stations. The nearest free Cardboard recycling centre is located at 22 Baillieu Ct Mitchell ACT 2911 and the Mitchell resource centre for all other waste on Flemington Road. Further information is available in the Calypso Home Setup Guide.

4. BUILDING ACCESS AND KEYS

4.1 Calypso Building Addresses

Calypso has three street addresses for Northbourne avenue ascending from the city centre to the south.

- **Building A** 304 Northbourne Avenue Dickson ACT 2602
- **Building B** 302 Northbourne Avenue Dickson ACT 2602
- **Building C** 300 Northbourne Avenue Dickson ACT 2602

4.2 Mailboxes Australia Post

Your postal address will be your *unit number* / *building address* (Northbourne Avenue, Dickson ACT 2602) For example: 105/302 Northbourne Ave Dickson ACT 2602. Mailboxes are located in front of the main lobby of each building on Northbourne Ave.

4.3 Keys and Fobs

Your garage remote has integrated key fob functionality and will grant you access to your entry lobby, lift and common areas. For security purposes, all apartment entry keys are on a registered key system. If these keys are lost or additional keys need to be cut, you must obtain permission from the Strata Manager to have additional keys made.

Each key fob has a unique identifier that allows the fob to be programmed remotely. It is important that you advise the body corporate should you lose or require an additional key fob.

<u>1-bedroom apartments are provided with the following:</u>

- 2 x apartment entry door keys
- 1 x key fob
- 1 x Garage remote with integrated fob
- 2 x mailbox keys

<u>2-bedroom apartments are provided with the following:</u>

- 2 x unit entry door keys
- 1 x key fob
- 1x Garage remote with integrated fob
- 2 x mailbox keys

<u>3 and 4-bedroom apartments are provided with the following:</u>

- 3 x unit entry door keys
- 1 x key fob
- 2 x Garage remotes with integrated fobs
- 3 x mailbox keys

Note: Specific units have courtyard and sliding door keys as an addition to the above.

Front Door:

Each Apartment is supplied with two front door keys. These keys have your unit number engraved on the back. The front door key will also grant access into the fire stairs and common areas.

Please note your unit key will only allow you access to the level you live on from the fire stairs. Should you wish to obtain additional keys, please contact the Building Manager as these keys are restricted and cut by the relevant authority only.

Garage Roller Door Remote & Fob:

In addition to your keys, you will be provided with a security remote. These remotes act as fobs to allow you to access secure parts of the building including lobbies, lifts, carpark areas and common areas such as gym and work from home facilities.



Fob


Remote



Access swipe sensor

To enter or exit the main roller door push button 1 or swipe your fob on the access panel. Upon exiting the building, roller doors will automatically shut behind you after a short period of time. One remote per car space. These remotes have been programmed to your Building and Unit number. To access main lobby areas, simply hold the back of your remote/fob to the sensor displayed at the bottom of the control panel highlighted in the image adjacent.

Mailbox:

Each Apartment comes with a letterbox and two keys. The mailboxes can be found next to the lobby entrance door to your building on the Ground Floor.


Mailbox keys



Mailboxes

4.4 Additional Keys and Fobs

In order to process requests for additional keys and fobs your solicitor must send the section 115 directly to adminsupport@vantagestrata.com.au to confirm you as the new owner.

Key orders can be made by emailing reception@vantagestrata.com.au it is essential the original key code is provided (this is the set of numbers on the back of the key)

5. USING THE INTERCOM ACCESS AND CARD READERS

5.1 Resident & Visitor Access

All residents must ensure they take keys and access fobs with them when leaving the complex in order to gain access on their return.

Pedestrian access for the complex, enter via the designated Northbourne pedestrian access points front lobby, swipe the access fob on the card reader to unlock the front entry door the front door will lock behind you. Access the lift by pressing the call button. Once in the lift car swipe the fob on the card reader and select the required floor. Your access will only work for your floor and any communal shared area such as the roof top garden, gym and work from home facility.

Visitors approach the required address. When at the intercom station enter the correct apartment number and press the call button. This allows the unit owner to communicate with the visitor and release the entry lock. The visitor then has *2 minutes to access the lift* and select the correct floor. Directional signage to individual unit numbers can be found on every lift landing.

To exit the building the visitor selects the GF in the elevator and exits the building via the entry free handle release.

5.2 Deliveries Freight and Food

For deliveries such as freight or take away, the driver must call the unit on the intercom at the letter box bank on the Northbourne Avenue side. The owner can answer, communicate and release the main entry door using the lock button on their head unit. The owner must tell the driver what floor to select in the lift, the driver has 2 minutes to access the lift and select the floor.

To exit the building the driver selects the GF in the lift and exits the building via the entry free handle release.

5.3 Resident & Visitor Vehicle Access

Residents access the basement parking area via Morphett Street onto Soho Lane and down the shared ramp between Kashmir and Calypso with care. By pressing the button on the remote the garage door will release, allow it to fully open prior to entering. The clearance is 2.1 m and clearly marked, if in doubt approach very slowly to prevent any damage. Please observe all internal height safety signage

Visitors

Limited visitor car parking spaces have been provided on B1, B2, and B3. Visitor entry is via the ramp off Soho Lane. Visitors will be required to contact residents via the intercom located at the top of the ramp. The resident then should indicate to visitors, which building number to park near (300, 302 or 304) and releases the garage door. After parking, the visitor uses the intercom in the lift lobby area of the correct building and calls the unit again for the lift access.

To exit the building the **visitor requires fob access** to release the lift for the required basement parking level from the resident. Once in the vehicle the visitor can exit the building by driving to the exit door on B1 following the exit signage.

Once at the roller door the **visitor uses the manual push button to open the door** located on the door panel to exit the building.

5.4 Emergency Egress/Exit

In the unlikely event of an emergency or any alarm, follow the direction of the green exit lights in the building do not use the lifts to egress the building in the event of a fire. If you are disabled, make your way to a fire stair landing in the stairs and wait for assistance form a trained professional do not re-enter the building until a first responder has said it's safe to do so.

The building is fitted with emergency lighting and fire prevention equipment that will activate when required it is important to remain calm and evacuate in an orderly manner.

6. DEFECT IDENTIFICATION AND RESOLUTION PROCESS

The identification of defects and how they are resolved is important for a buyer to understand. The defect identification and resolution process should be undertaken in accordance with your Contract for Sale. This process is important and should be understood by both the Owner, and the Owners Corporation, as this will allow each Owner to know which items are classified as defects and which items are not.

6.1 Pre-Settlement Inspection

Prior to settlement Owners were given the opportunity to conduct a Pre-Settlement inspection (PSI).

A sign in occurred with the owner/owner's agent onsite at BLOC's Site Office, to meet the BLOC Site Representative, and keep a record of the date and time the inspection took place.

During the inspection a BLOC Representative and Agents Representative accompanied the Owner/Building Inspector in the inspection. The Owner/Building Inspector had the chance to thoroughly inspect the apartment to identify any works that are incomplete, items that are damaged, broken, or faulty. A record was taken of any items identified by the Owner and lodged through BLOCs document management system Procore. The Owner will receive a copy of their defect inspection upon settlement.

6.2 Ninety (90) Day Defect Liability Period

The 90-day defect liability period commences from the date of settlement, or from the date of occupation, if the Owner has taken early possession of the property under a license agreement with the Developer. The Developer will require the purchaser to lodge their 90-day defect list through Building Link.

When completed by the purchaser, the 90-day defect list will incorporate any unresolved defects disclosed in the pre-settlement inspection checklist and any new building defects. The Developer will assess each defect in accordance with the *Australian Building Code* and the *Victorian Building Authority Guide to Standards and Tolerances 2015*, the VBA being the Standard adopted by the ACT Government as referred on their website. The following will not be recognised by the developer as a defect unless reported in the pre settlement inspection as indicated in the contract of sale:

- Minor defects or irregularities in natural materials used in the construction of the Unit
- Natural shrinkage in the Unit or defects caused by natural shrinkage I the Unit or
- Chips, cracks, marks or stains in the Unit, unless they have been notified by the Buyer prior to the completion In the Pre settlement inspection

Defects submitted after the 90 days has ended will be declined automatically, unless otherwise covered by a supplier/installer warranty.

6.3 Building Link & Defect Management

Building Link will provide a secure portal for easy accessibility to all important documentation and building material ensuring adequate document storage so that nothing gets lost over time. Plans, manuals, warranties, building information and any other relevant documentation will be at your disposal.

The process of defect handling/rectification will be controlled through the Building Link platform, to control communication between all required parties (developer, builder, strata manager, purchaser).

BuildingLink is an online system that gives you easy and secure access to important building information and documents. This includes building plans, appliance manuals, warranties, and other useful records. Storing these documents in one place helps make sure nothing is lost over time and that you can easily find what you need. Download the Geo BuildingLink app to your mobile phone.

All purchasers will be emailed their login details. If you need help accessing BuildingLink, please contact BuildingLink support via email support@buildinlinkapac.com quoting the address and unit number or called Bloc on (02) 6260 6362.



Lodging a Defect is as simple as the following steps.

“Type”

Click on the Repair requests and + in the top right corner to add new item. Select the defect category and ad in a description for your problem.

“Snap”

Take photos of your issue to assist your developer/builder. the more detail you can show, the better

“Send”

Add your defect by clicking the tick in the top right corner. Your item will be submitted to the management team who will be in touch or ad updates to your request.

6.4 Emergency Defects

Emergency defects are considered any defect that directly affects the proper use and enjoyment of the unit, Such as, A loss of electricity, gas supply, sewage or drainage issue or any fault or defect that may restrict or interfere with the proper use of the unit.

In the event of an emergency first call and notify the Strata management company. Any out of hours emergency will then be transferred to the appropriate personnel to assist with the issue.

Vantage strata Office & After Hours (02) 6171 9700

6.5 Sample Contract Defect clause

Noted below:

72 DEFECTS

(a) Subject to the remainder of this Special Condition 72, the Developer will cause all defects in the Unit, as are notified in writing to it by the Buyer within the Defects Liability Period, to be made good in a proper and workmanlike manner, at no cost to the Buyer.

(b) Neither the Seller nor the Developer are required to rectify:

(i) minor defects or irregularities in natural materials used in the construction of the Unit;

(ii) natural shrinkage in the Unit or defects caused by natural shrinkage in the Unit; or

(iii) chips, cracks, marks or stains in finishes, Inclusions and appliances in the Unit, unless they have been notified by the Buyer prior to Completion.

(c) The Developer will make good defects notified during the Defects Liability Period:

(i) if to or concerning:

A. electricity or gas supplies or distribution;

B. sewerage or drainage; or

C. any portion of the Unit the fault or defect in which could materially restrict or interfere with the proper use and enjoyment of the Unit by the Buyer,

as soon as practicable after receiving the notice; and

(ii) in the case of any other defects or faults, within 90 days from the date of receiving the notice.

(d) Neither the Seller nor the Developer will be liable to make good or repair any items within the Unit which are covered by a manufacturer's warranty the benefit of which has effectively been assigned to the Buyer.

(e) Other than for matters directly covered by Special Condition 72(c)(i) the Buyer may submit only one list of defects during the Defects Liability Period.

(f) The Buyer must make the Unit available, at the time or times notified by the Developer, or the Developer's tradesmen, to permit the defect rectification work to be completed in a prompt and timely manner.

(g) It is agreed to between the parties that:

(i) the Developer will notify the Buyer in writing once the Developer has rectified the defects identified by the Buyer during the Defects Liability Period; and

(ii) the Buyer will within 14 days of receiving notification from the Developer that the defects have been rectified, provide written confirmation to the Developer that the defects have been rectified.

(h) Should the Buyer not provide written confirmation to the Developer within the time specified in Special Condition 72(g)(ii), it is agreed that it will be deemed acceptance by the Buyer that all defects have been rectified.

7. APARTMENT SERVICE INFORMATION

7.1 Services Connections

The Table below is an example of service accounts which Owners are responsible for their personal connections and accounts there is a welcome pack and Product information available under the heading "Services" in The BuildingLink library. Contact the Strata management for further information.

Calypso has a number of its services provided under the "embedded network" program with Origin energy please review the Welcome to Origin information provided or click the link below:
https://www.originenergy.com.au/electricity-gas/embedded-energy/

Category	Name	Contact Number
Electricity	Origin Energy	13 24 61
Water	Icon Water	(02) 6248 3111
Telephone & Broadband Provider	Lynham Networks	hello@lynhamnetworks.au
Gas	Zinfra, Plant by Origin Energy	13 24 61
EV Chargers	Origin Energy	13 24 61

**Please note this list is not exhaustive. It is ultimately up to the individual unit owner to select service providers.*

7.2 Strata Title

Calypso is a stratum titled building. This means when you buy an apartment, you own your individual apartment (called a "lot") and share ownership of the common areas with all other owners as a member of the "Owners corporation" which is governed by the "Executive Committee" (EC) which is elected at the First Annual General Meeting (FAGM) the Managing agent or Strata looks after the buildings interests until the FAGM.

Common areas include places such as entry lobbies, lifts, car parks, courtyards, the building structure and shared services. These areas are owned and maintained by the Owners Corporation, and all owners contribute money to look after them.

The Owners Corporation represents all apartment owners. As an owner, you automatically become a member of the Owners Corporation. This means you help make decisions about how the building is managed and you contribute financially to maintaining the common property.

7.3 Owners Corporation

The Owners Corporation looks after the management and day-to-day running of the common property. This includes:

- Organising cleaning, maintenance and repairs
- Arranging building and public liability insurance
- Managing the use and cleaning of shared facilities

- Handling issues such as rubbish, noise and pets
- Managing the administration and long-term maintenance funds
- Creating and updating Owners Corporation rules
- Overseeing the Owners Corporation Committee

The Committee of Management the “Executive committee” is a group of volunteer owners elected at the first Annual General Meeting. They represent all owners and help with the day-to-day decisions about running the building.

7.4 Strata Managing Agent

The Owners Corporation will need to appoint an onboarding Strata Manager. The Strata Managing Agent’s responsibilities include:

Strata Managing Agent — Key Responsibilities

Operational & Property Services

- Organise repairs and maintenance for common areas
- Obtain quotes and arrange contractors and tradespeople
- Engage and supervise cleaners, gardeners and caretakers
- Supervise common areas and carry out Owners Corporation instructions

Meetings & Records

- Organise and attend Annual General Meetings (AGMs)
- Keep accurate records and maintain the Owners Corporation register
- Prepare Owners Corporation certificates

Financial Management

- Manage bank accounts and levy collections
- Issue levy notices
- Prepare and audit financial accounts

Insurance & Risk

- Arrange insurance renewals and valuations
- Handle insurance claims

Administration and Correspondence

- Handle general correspondence
- Implement decisions of the Owners Corporation

7.5 Levies: Administration and Sinking Fund

Levies are regular payments made by all owners to cover the cost of running and maintaining the building. These payments are used for:

- Everyday expenses such as cleaning, gardening, insurance, maintenance and management (Administration Fund), and
- Long-term repairs and major works such as roof repairs, painting or lift replacement (Sinking Fund).

Each owner pays a share based on the size and value of their apartment. The budget and levy amounts are decided each year at the Annual General Meeting.

7.6 Insurance

The Owners Corporation insures the building structure and all common property. Each owner is responsible for arranging their own insurance for their apartment and personal contents. It is recommended that you speak with an insurance broker or adviser to make sure you have the right cover.

7.7 Waste Disposal

The Building Manager oversees the building's waste management system.

Garbage chutes are located in the residential lobbies. To use them, open the chute door, place your rubbish inside, and close the door securely. The Building Manager will provide information about waste collection days and how waste is handled for any commercial tenancies in the building.

Please follow the waste disposal rules, all food waste rubbish must be bagged prior to disposal to keep the building clean and hygienic.

Building B ground floor residential waste disposal is available in the main waste room accessed from the ground floor corridor

7.8 Owners Corporation Rules

Owners Corporation Rules are the building's "house rules" that all owners and tenants must follow. They explain everyone's rights and responsibilities and help make sure the building remains a pleasant place to live. These rules can be changed, or new rules can be added by the Owners Corporation from time to time.

7.9 Modifications to Apartments

Before you carry out any building work or renovations in your apartment, you may need approval from:

- The local council
- The Owners Corporation
- Any other relevant authority

All tradespeople working in your apartment must remove and properly dispose of all rubbish and building waste. No rubbish or large items should be left in common areas or disposed of in building bins unless approved.

Large rubbish items must not be placed in the building rubbish bins. Tradespeople must make sure all rubbish is removed from the site and that common driveways and corridors are cleaned or swept if any mess is created.

No work is allowed on the outside of the building without written approval from the Owners Corporation. This includes installing items such as alarm sirens, outdoor lights, air-conditioning units, satellite dishes, TV antennas, awnings and screen doors.

Air conditioners must be installed only in approved locations. All wiring and pipes must be neatly concealed and must not run through common property.

Any changes that could affect soundproofing or fire safety between apartments or between an apartment and common areas are not allowed.

If you want to change your floor coverings (for example, from carpet to tiles or timber), you must first provide full details and an acoustic engineer's report to the Owners Corporation. This report must confirm the change meets the Building Code of Australia. You cannot begin work until you receive written approval.

In line with the Owners Corporation Rules and By-Laws, the following steps must be followed before making any changes:

- Contact the Owners Corporation and local council to check what approvals are required
- Make sure your proposed changes follow the Owners Corporation Rules and building codes
- Submit full details of the work to the Owners Corporation for approval before starting. This should include a description of the work, how long it will take, and any required reports or permits
- During the work, protect and keep all common areas clean, repair any damage, and be considerate of other residents. Keep noise to a minimum, follow approved working hours, use lifts reasonably, control dust, and remove all rubbish.

8. ABOUT YOUR APARTMENT SERVICES

8.1 Connectivity, Telephone & Data

Telephone and Data points have been provided in each apartment. It is the responsibility of the owner / occupant to obtain and maintain relevant service account(s) at their own cost. Please refer to the Customer Portal for specific information about Lightning Broadband and how to apply for relevant services, accounts, and connections.


Network Termination Device

Broadband connection

Your connection point "Network termination device" is located in the cupboard above the refrigerator opening in your kitchen.

8.2 Intercom

Each apartment has a wall mounted HIKVISION DS – KH6320 – WTE1 intercom system providing visitor access. This intercom system is used to control access for visitors to the complex. Please refer to the enclosed operational manual for detailed instruction on how to operate the HIKVISION intercom system through the screen and Intercom Application.

To make a call (External):

1. **Press the numbers** on the display to call the relevant apartment **and press the call button**.
2. Intercom will call the nominated apartment.
3. The Visitors face will be on display through the intercom located in the apartment.
4. Access will be granted/denied. Visitor to proceed through lobby door to the elevator. Lift access will be permitted to the relevant floor only.


External intercom system

Your apartment is equipped with an Hikvision security screen. To let Visitors in from your main lobby simply follow the below:

1. Tap the screen.
2. View the camera and identify the visitor.
3. Select whether to open the door or decline the call.



Internal intercom system

8.3 Free to Air Digital TV & Pay TV (Foxtel)

Free to Air Digital TV

Free to Air Digital TV stations can be accessed via the TV aerial outlet provided within the unit.

Pay TV (Foxtel)

Foxtel can be accessed from any TV Aerial Outlet provided within the apartment by the owner / occupier, but it is noted that the owner / occupier must obtain the service account and appropriate equipment (at their own cost) from a Foxtel service provider before the outlets can become operational.

8.4 Electricity, Lighting & Power

Please refer to the Owner Resources Portal for specific information about the Origin embedded network and how to apply for relevant services, accounts, and connections.

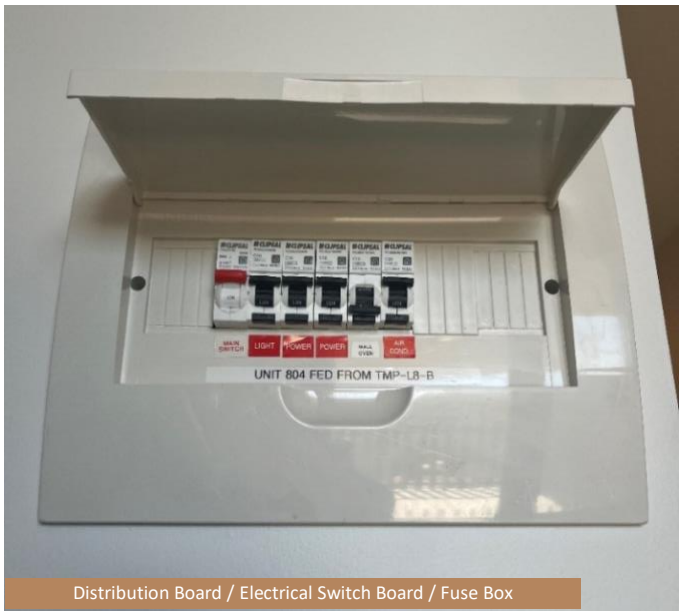
Electrical load centres (distribution boards) are in all apartments. They have a main switch that can isolate all power to the apartment and several circuit switches that can isolate power on specific circuits. All switches and circuit breakers are clearly labelled.

Your unit is equipped with:

- An electrical distribution board
- An Network Termination Connection Point
- A local telephone distributor

8.5 Electrical Distribution Board

The Distribution Board, also known as the Electrical Switch Board and Fuse Box, works as a distributor of power to different outlets and circuits within the apartment. The internal carcass of the box has switches labelled to identify the different circuits within the apartment; each circuit is labelled with its purpose. Power can be cut-off to a circuit for many reasons; the most common occurrence is due to a power surge, or a faulty appliance being plugged into a power outlet. When the power has been cut from a circuit the switch in the Distribution Board will be facing down. Once the appliance has been un-plugged and/or the problem has been rectified you can flip the switch to release power back into that circuit. A qualified electrician should always be contacted if you are concerned that there is a possible electrical hazard. The Distribution Board is generally located on the wall of your bedroom or a study area of your apartment.



Distribution Board / Electrical Switch Board / Fuse Box

8.6 Gas

The Natural Gas Supply is under the innovative "Embedded Network' Please refer to the Owner Resources Portal for specific information about the Origin embedded network and how to apply for relevant services, accounts, and connections.

A Fisher & Paykel 3-burner gas powered cooktop can be found in each of the kitchens, unless the buyer has selected an alternative cooktop (induction, electric, etc.). The gas cooktop comprises of 2 smaller burners and a large wok burner. The gas cooktop comes with a 5-year manufacturer's warranty.

8.7 Cold Water

The Cold-Water system across the project is reticulated via a common supply. The Cold Water may be shut off by turning the lever valve located within the ceiling access panel, located corridor side of each apartment entry. Drainage Outlets, keep all floor drains clean and clear to allow water to flow freely and prevent staining or blockages. Individual taps and mixers usually have small shut-off valves under the sink.

8.8 Hydraulics

Water Services Control Valve

The Water Control Valve acts as a stop and release valve for water into the apartment. This assembly is in the corridor ceiling, immediately above your unit entry door.


Water Control Valve

Drainage Outlets

All drainage outlets should be kept clean and clear; this will prevent any staining to the floor wastes and will allow free flow of water into the drain if needed.

Centralised Gas Hot Water

There is a Gas Hot Water flow meter within a ceiling access panel, located corridor side of each apartment entry, which is remotely read so there is no need for the service provider to gain entry to any apartment for meter reading purposes The Gas Hot Water may be shut off by turning the lever valve located within the ceiling access panel, located corridor side of each apartment entry.

8.9 Acoustic and Fire Separation between Apartments

Considerable care has been taken to ensure that floors, ceilings and walls to all apartments have been designed to achieve a high standard of acoustic and fire separation between dwellings. Any proposed modifications to these surfaces, such as a change to the floor finish from carpet to tiles, installation of down lights in the ceiling, installation of entertainment/sound system components (i.e. plasma screens, speakers etc.) or the hanging of artwork, must:

- Be designed to maintain the existing standard of acoustic and fire separation; and
- Be installed by an experienced tradesperson.

8.10 Safety – Cleaning and Maintenance

Please help keep the building safe and well maintained by reporting any cleaning or maintenance issues in common areas to the Building Manager. You are responsible for cleaning and maintaining your own apartment and any areas that belong to your lot, including balconies, courtyards, terraces, car spaces, bike racks and storage areas. This Owner's Manual provides general guidance, but for some tasks it is best to use professional cleaners or licensed tradespeople.

For your safety and the safety of others:

- Check this manual and the Owners Corporation Rules before doing any cleaning or maintenance.
- Do not attempt to repair or change electrical, internet, gas, water or plumbing systems unless you are licensed.
- Always supervise children, especially on balconies and outdoor areas.
- Do not stand on chairs to clean or repair items use a proper ladder.
- Do not stand on ladders, platforms or furniture on balconies or near windows or stairwells.
- Do not lean out of windows or over balconies to clean or fix anything.

Any work that involves working outside or using ladders must follow all safety laws, codes and guidelines.

8.11 Carparking

You may only park in your own allocated parking space. Your space is marked on the Strata Plan and are painted with your lot number.

Visitor parking spaces are for visitors only and must not be used by residents. Fines may apply if the building rules are not followed.

8.12 Storage Cages

Storco Storage systems, storage cages are located in all basement levels with your unit number and building designation. The cage walls are made of aluminium, with a mesh roof. These cages can be latched closed and locked with a padlock or combination lock these areas are considered a wet area so items should not be stored directly on the concrete to prevent damage. It is an offence to have items on top of the cages obstructing the fire sprinkler system.

8.13 Electric Vehicle Charger (if applicable)

Electric car charges are located in the basement adjacent to your parking spot (if you've selected and paid for an Electric Vehicle Charger).

Model Delta NHP – EIAWE22KTSE5A04

24 months warranty from the testing and commissioning date 22/12/2025

Please refer to the Owner Resources Portal for service call information on the above items.
Call Origin Energy Limited. 1300 382 277 for connection.

9. UNDERSTANDING YOUR APARTMENT

9.1 New Building Movement and Settlement

It is normal for a new building to move and settle during its first 12 months. This happens as the building materials adjust after construction and as people begin living in the apartments.

When apartments are occupied, heating and cooling systems are used to keep them comfortable. During this time, materials such as concrete, grout, timber and plaster “dry out” and may slightly shrink. This can cause small cracks to appear in walls or ceilings. This is very common in new buildings and is not considered a defect.

To reduce the chance of cracking:

- Avoid extreme temperature changes inside your apartment.
- Allow fresh air to circulate by opening windows when possible.
- Do not leave air-conditioning or heating running for long periods unnecessarily.

Small cracks can usually be repaired easily with a filler product (such as Polyfilla). If repairs are done after the building has settled (usually after 12 months), the cracks are unlikely to return.

See *clause 72* of your sales contract.

9.2 Condensation Information

This section explains what condensation is, why it happens, and how you can reduce it in your apartment. Your apartment has been designed and built to meet the National Construction Code. This includes insulation and ventilation systems.

Condensation is not considered a building defect if the building meets these standards. Condensation happens when moist air inside your apartment touches a cold surface, such as a window or wall, and turns into water droplets.

Key features that help control condensation include:

- Exhaust fans in bathrooms, toilets and laundries (these must be used and kept working properly).
- Openable windows that allow fresh air into the apartment.
- Insulation in walls and roofs to reduce temperature differences.

According to the Victorian Building Authority Guide to Standards and Tolerances (2015), owners are responsible for managing condensation by using ventilation and exhaust systems correctly. Condensation is only considered a defect if the builder did not meet the Building Code requirements.

Managing condensation is the responsibility of the apartment owner. The following guide will help you reduce condensation and protect your apartment.

What Creates Condensation?

Condensation happens when three things occur at the same time:

- Warm, moist air inside your apartment.
- Cold surfaces, such as windows or external walls (usually in winter).
- Not enough ventilation.

When warm, moist air cannot escape and touches a cold surface, water droplets form. Insulated walls usually reduce condensation on walls, but windows can still become cold and collect moisture.

Three Key Ways to Reduce Condensation

- **Reduce moisture in the air**
  - Try to limit the amount of steam and moisture created inside your apartment.
- **Improve ventilation**
  - Let fresh air in and allow moist air to escape by opening windows and using exhaust fans.
- **Use your air-conditioning system**
  - Running the system helps move air around and maintain a steady temperature, which makes condensation less likely to form.

Common Sources of Moisture and How to Manage Them

- **After showering or bathing**
  - Turn on the bathroom exhaust fan.
  - Keep the bathroom door closed to stop moisture spreading.
  - Leave the fan running for a while after you finish.
- **Drying clothes**
  - Dry clothes outside if allowed by the building rules.
  - If drying inside, use a well-ventilated room and open a window.
  - When using a tumble dryer, turn on the exhaust fan during and after use.
  - Using a clothes dryer creates warm, moist air. Some condensation may appear — this is normal and not a defect. The exhaust system needs time to remove this moisture. It is recommended to clean laundry walls regularly to prevent damage.
- **Cooking**
  - Use the rangehood when cooking.
  - Keep lids on pots and pans to reduce steam.
- **Winter heating**
  - Try to keep your apartment at a steady temperature.
  - Avoid large temperature changes between rooms.
- **Using clothes racks**
  - Dry clothes in the laundry or a room with an open window or door.
  - Avoid drying clothes in closed rooms without ventilation.
- **After Showering**
  - When you shower, always turn on the bathroom exhaust fan and close the bathroom door. Leave the fan running for a while after you finish to help remove moist air. Apartments are built to be well sealed for soundproofing and fire safety. This means fresh air does not enter as easily as it does in a house. To allow fresh air in, it is helpful to occasionally open a window slightly or open a door.

Compared to houses:

- Apartments contain less air overall.
- Houses (especially older ones) allow more outside air to enter naturally.
- People release heat and moisture into the air, which slowly increases humidity.

Because of this, condensation can form more easily in apartments. Opening a window or door from time to time allows cooler, drier air to enter and mix with the warm, moist air. This lowers humidity and reduces the chance of condensation forming.

BLOC has built Calypso in accordance with the approved design, the National Construction Code and all relevant Australian Standards.

9.3 Plasterboard

Your unit has 13mm plasterboard throughout to improve acoustic performance above standard. Plasterboard walls and ceilings are made from prefabricated panels that are fixed, taped and finished on site. While they may look perfectly flat, it is not possible to achieve a completely flawless surface.

Under normal lighting conditions, any small variations are usually not noticeable. However, when walls are viewed very closely or under strong "critical" lighting (such as sunlight shining along the surface), small imperfections may become visible. This is normal and does not usually mean the wall is defective.

A normal viewing position is about 1.5 metres away, with soft, indirect light. Small variations in colour or surface finish are not considered defects as per the *Victorian Guide to Tolerance and Standards 2015*.

9.4 Balconies

All apartments have tiled pedestal and paver (*Versapave*) balconies with a rainwater outlet drain that allows water to flow away.

It is very important to keep these drains clear so water can drain properly. Blocked drains can cause water to build up, which may lead to waterproofing damage, tile problems and expensive repairs.

To prevent this:

- Do not cover the drain with mats, artificial grass or furniture.
- Do not wash soil, leaves or rubbish into the drain.
- Check and clean the drain every three months to remove debris.
- Tile lifters can be bought from hardware stores for inspections.

9.5 Efflorescence

- **What is Efflorescence?**
  - Efflorescence is a white, powdery stain that can appear on concrete, bricks, tiles or grout. It is caused by natural mineral salts coming to the surface as water evaporates. It is common in new buildings and is not considered a defect.
- **Why It Happens**
  - Water inside concrete and masonry can carry mineral salts to the surface. When the water dries, the salts remain behind and form a white deposit.
- **Maintenance**
  - A qualified professional should be used to remove efflorescence. Owners (or the Owners Corporation for common areas) should arrange regular cleaning, at least every six months.

9.6 Paintwork

Painted surfaces should be cleaned occasionally to remove dust and grime, which can cause damage over time. Specifics for colours can be found on the specifications sheet for you unit colour palette selection.

- Use a damp cloth for cleaning.
- Do not use abrasive or harsh cleaners.
- Exterior painted surfaces should be washed from time to time.

10. APARTMENT FIXTURES

10.1 Air Conditioning

Your apartment has been fitted with a split system Daikin air conditioner and one remote per system.

The Daikin Airbase app will need to be installed on your phone so that you can control your AC from your smartphone. You can download the App for both Android and IOS. Your Daikin system has had the WLAN adaptor fitted for your convenience and control you can activate the heating or colling from your phone on the way home ready for your arrival.

Find the instructional YouTube video here https://www.youtube.com/watch?v=7VUdYezRKp8 a picture says a thousand words.

Your split system is comprised of a wall-mounted head unit, and an outdoor condenser unit which is located on one of the rooftop plant areas. One remote control is provided with each AC unit.

To ensure your Daikin air conditioner remains clean, it is imperative to maintain the air filter properly. The air filter can be accessed via the front panel of your wall-mounted (internal) split system unit and removing the frame/filter fabric assembly. This frame/filter fabric assembly should be cleaned regularly by lightly vacuuming and wet washing with clean water. The frame/filter fabric assembly should be left to dry completely prior to re-inserting into the split system unit. Your air filter must always be installed whilst the unit is in operation.

When servicing check with Building management for roof top access protocols

To keep your system working well:

- Clean the air filters regularly.
- Follow the instructions in the operator's manual found in the customer portal under mechanical.

10.2 Joinery (Cabinets & Cupboards)

The cabinets and cupboards in your apartment are made from durable laminate materials. With proper care, they will last a long time.

Care Tips

- Do not place toasters under cupboards — heat can burn the surfaces.
- Avoid steam and splashes near cupboards when cooking.
- Always use a chopping board.
- Wipe up water immediately — water can damage timber underneath the surface.
- Check sealants regularly and replace them if they crack or wear away (small cracks are normal and not defects).

Cleaning

- Clean spills straight away with warm soapy water and a soft cloth.
- Do not use abrasive cleaners.
- Avoid rubbing one area too much.
- Timber wax or oil can be used to refresh timber veneer surfaces.

10.3 Engineered Stone Benchtops

Engineered stone benchtops have been installed in the kitchens.

To keep them looking good:

- Follow the care instructions for your specific stone type.
- Refer to the Finishes Schedule for details of the stone used.

10.4 Wool Carpet

Regular cleaning will help your carpet last longer and look better.

- Vacuum regularly
- Clean more often in high-traffic areas.
- New carpet may produce some fluff at first, this is normal and will reduce over time.
- Ensure you follow the manufacturers cleaning advice.

10.5 Ceramic & Porcelain Tiles

Tiles can chip or crack if heavy or sharp objects are dropped.
For cleaning:

- Light mould: use a mix of 1 part bleach to 10 parts water.
- Heavy mould: use 1 part bleach to 2 parts water for 10 minutes.
- Never use strong abrasive cleaners.
- These areas are sealed with silicone, which can be damaged by heavy scrubbing.
- Ensure regular inspection and maintenance is completed annually for internal drainage.

Refer to the Finishes Schedule for tile details.

10.6 Timber Floors

Timber floors naturally absorb and release moisture as the temperature and humidity change. Large changes can cause:

- Cracking.
- Swelling.
- Gaps or cupping.

To protect your floors:

- Avoid extreme or sudden temperature changes.
- Keep indoor conditions as stable as possible.

If you install new timber flooring after settlement, it must meet acoustic (noise control) requirements. This may require special underlay and edge treatments.

It is essential to use high level of care when moving items across the flooring to prevent scratching.

10.7 Door & Window Hardware

All internal swing door handles have a 2-year warranty. See the finishes schedule for applicable type and serial number. All internal cavity sliding door handles are equipped with a finger-pull. All bathroom doors,

both swing doors and cavity sliding doors, are equipped with a locking mechanism accessible only from inside the bathroom.

All front doors to apartments are fitted with a closing mechanism that closes the door automatically. The flat backplate to the closer should be relatively loose in order to facilitate access to the mechanism in the case of maintenance.

This is part of the fire system for the unit and should be checked by a professional annually for compliance via the Strata management. There are also security viewers to promote apartment safety for the buyers.

All external sliding doors and swing doors to the balcony are equipped with a latching mechanism and are lockable via key.

10.8 Shower Screens & Mirrors

Regular cleaning and maintenance are required for glass, mirrors, and anodized elements to maintain their appearance. Mirrored glass will maintain its appearance if you never use any chemical, alcohol or ammonia-based cleaning solvents on it. These will penetrate the substrate and can cause 'glass creep'.

Glass creep is the appearance of unsightly black marks (normally around the edge of the glass) caused by the gradual erosion of the glass coating.

We recommend mild soapy water and a leather chamois to clean your mirrors. A ball of newspaper will remove any streaking.

The anodised finishes possess excellent resistance to corrosion, discolouration, and wear. However, harsh chemicals, abuse or neglect can damage the aesthetics of the finish. The simplest procedure for cleaning is to wipe the surfaces with a soft, water moistened cloth.

For stubborn dirt, a mild detergent should be used with a soft brush or sponge. Do not use abrasive household cleaners, steel wool, hard brushes or excessive abrasive rubbing as this will wear, damage, and dull the finish.

10.9 Glazed Balustrades

Glass balustrades have been installed to balcony areas at Calypso. Ongoing care and maintenance are essential to preserve their appearance and performance. Regular cleaning will minimise surface contamination and reduce the risk of deposits that may otherwise contribute to premature deterioration of the balustrade system.

It is recommended that the balustrades be cleaned frequently using mild soapy water and a soft cotton cloth. Any signs of discolouration or corrosion should be addressed promptly to prevent permanent staining or surface pitting.

11. APPLIANCES, WHITE GOODS & FITTINGS

11.1 Kitchen and Bathroom Fixtures

Information about your appliances, taps, basins, sinks and bathroom accessories including warranties is included in your Harvey Norman Commercial warranty pack on the Customer portal Building Link.

To avoid warranty issues:

- Complete and return all appliance registration forms to the manufacturers
- Refer to the Finishes Schedule in this document for model numbers

11.2 Lighting

All light fittings installed in apartments are an LED type fixture. The recommended average life of each fitting is approximately 25,000 hours so there is minimum care & maintenance required. The LED light fittings are provided with a driver unit which is concealed the ceiling cavity, and this is plugged into a power plug base. In the event a light fitting ceases to work, the globes cannot be replaced, and the entire sealed light fitting unit/housing will require replacement.

If a light ceases to work, it is also recommended to check the driver unit hasn't failed prior to discarding the sealed lighting unit.

11.3 Smoke Detectors

All units are equipped with at least one smoke detector placed within the apartment. The alarm is fully mains powered with a 9V battery backup in case of power failure to ensure your unit will always be operational.

Audible and visual indicators will activate when an alarm condition occurs, or to alert the occupant of a low battery status. When activated, the alarm sounds to alert occupants.

There is a large test/hush button on the unit that can be used to regularly test it for normal function, or to silence the unit in the case of an unwanted alarm. If activated, the smoke alarm will automatically resume normal operation after approximately 10 minutes. If a fire hazard is present and smoke continues to rise, while the smoke alarm is in hush mode, it will reactivate.

Trader (Manufacturer) advises that the 9V battery should be checked at least once a month to maintain proper function. Additionally, it is important that the battery is changed twice a year to ensure that battery backup is available at all times. To ensure full functionality of your smoke detector(s), please check the battery upon moving in. If your smoke detector is beeping intermittently, the battery may have been installed back to front. This is done to maintain battery life during construction.

11.4 Sprinklers

Fire sprinklers are found throughout each apartment in each room, i.e. in the kitchen, in the living & dining room, in the bathroom, in the laundry and in the bedrooms and studies. Sprinklers are also located on the balconies. The Sprinklers in some cases are recessed into the ceiling and appear as a white disc. if activated they will protrude and commence water displacement.

11.5 Exhaust Fans

Exhaust fans are located in each of the laundries and the bathrooms. These exhaust fans run on timers with the light switch and are automated to turn off after 3-5 minutes so as to expel any additional condensation. (See condensation information 10.2)

11.6 Oven

A Fisher & Paykel Contemporary Oven has been installed in your apartment at Calypso. Fisher & Paykel recommend warm soapy water, and a non-abrasive cloth or wipe should be used to clean your oven after each use. Depending on frequency and use of the oven, a more robust oven cleaning agent may be required at certain intervals (as determined by the user). Please refer to the instruction manual for further information. This unit comes with a five-year manufacturer's warranty secured by Art Group

11.7 Cooktop

A Fisher & Paykel Gas/Induction ceramic glass cooktop has been installed in your apartment at Calypso. Fisher & Paykel advise that the ceramic glass cooktop be regularly cleaned using warm soapy water then wiped with a microfibre or glass cloth to avoid damaging the cooktop. Fisher & Paykel strongly advise that steam cleaners, scourers, or any harsh and/or abrasive cleaning agents should not be used to clean the ceramic glass cooktop. Failure to adhere to these instructions will likely cause damage to your cooktop and void the manufacturer's warranty. This unit comes with a five-year manufacturer's warranty secured by Art Group

11.8 Rangehood

A Built-In Integrated Range Hood has been installed in your apartment. Maintaining the cleanliness of the aluminium grease filters is essential for the correct function of the range hood. This should be washed regularly in warm soapy water and left to dry thoroughly prior to reinstating. The manufacturer advises that the cleaning of the aluminium grease filters should occur once a month as a minimum, and that no abrasive or oil-based cleaners should be used. This unit comes with a five-year manufacturer's warranty secured by Art Group

11.9 Integrated DishDrawer

A Fisher & Paykel Integrated DishDrawer has been installed in your apartment. Fisher & Paykel recommend cleaning the surfaces using warm soapy water and a non-abrasive lint-free cloth, taking care not to wet the LCD display. In addition, Fisher & Paykel recommend that the drain filter and filter plate in each drawer is removed and cleaned once a month, while the spray arm should be cleaned when required. This unit comes with a five-year manufacturer's warranty secured by Art Group

11.10 Washer & Dryer Combo

A Fisher & Paykel front loader washer dryer has been installed in your apartment. Fisher & Paykel advise regular cleaning of the front loader washer dryer to prolong its functionality. It is strongly recommended that the outer surfaces and detergent dispenser drawer of the washer dryer be cleaned using warm soapy water and a non- abrasive cloth or wipe, avoiding the control panel. It is recommended after every 100 cycles that the washer dryer is put in a "drum clean" return cycle. This unit comes with a five-year manufacturer's warranty secured by Art Group

11.11 Integrated Fridge & Freezer (Buyer Upgrade)

If selected, a Fisher & Paykel Active Smart Integrated French Door Refrigerator has been installed in your apartment. Fisher & Paykel advise that the exterior and interior surfaces should be washed with warm soapy water and wiped off with a lint-free cloth. Fisher & Paykel advise that no abrasive/stainless steel cleaners or any solvents be used to clean the interior and exterior of the integrated fridge. This unit comes with a five-year manufacturer's warranty secured by Art Group

12. COMMUNAL FACILITIES

12.1 Residential communal Facilities

The Communal facilities managed by the strata company on behalf of the Owners corporation include the internal and external lobbies and communal workspace area, ground floor gardens and paths, ground floor accessible toilets, basements, fire stairs, Soho Lane, roof top garden area and BBQ.

- **Soho lane** is accessed from Northbourne Avenue, Dooring Street and Morphett Street and is a shared multi-directional lane with intended slow points for safety.
- **Pedestrian access**: Entries to 300, 302 and 304 Northbourne Ave is from the footpath along Northbourne Avenue or via the garden access paths from Soho Lane to the building entrances.
- **Basements**: Access by the vehicle entry ramp and down ramps as per the signage and via the lifts in each building.
- **Fire stairs**: Access from each floor down to Ground level and from the basement levels up to ground for egress
- **Lifts**: Three lifts one per building with central lift in building B accessing the roof top garden area all access controlled.
- **Roof top gardens**: Roof top accessed by the central building lift or the central fire Stairs of building B 302 Northbourne Avenue.
- **Work from home area**: is in the lobby of Building B (302 Northbourne Ave) and accessed by fob.
- **Gym**: is in the lobby of Building C (300 Northbourne Ave) and accessed by fob.
- **Communal Electric Vehicle (EV) charging bays**: There are two communal EV chargers located under Building A (300 Northbourne Avenue) in Basement 3. To use the chargers, you will need to register with Origin Energy. See Owner Resources for more information.

12.2 Roof top Garden

The roof top garden area and BBQ is located on level 9 of Building B 302 Northbourne Ave and is accessed by the central building lift car or the adjacent fire stairs. Time management and use will be governed by the Owners corporation.

12.3 Barbeque

Calypso residents have been provided with an Electric BBQ on level 9 of Building B 302 Northbourne Avenue the roof top garden. The time management and use will be governed by the Owners corporation. Operating information and features can be found On the Customer portal.

12.4 Landscaping

All common area landscaping, including the rooftop and street frontages are irrigated and maintained by the Strata management there are shared seating and outdoor spaces located throughout the project for the owner's enjoyment

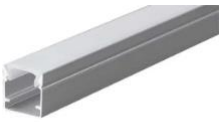
12.5 Common Area WI-FI

Wi-Fi access portals can be found in both the lobbies, workspaces as well as in the ground floor landscape and in the rooftop garden area. There is no password for Guest network. Ask Strata Manager for details.

13. FINISHES SCHEDULE

13.1 Apartment General

Element	Location	Specification	Supplier/ Manufacturer	Photo
Paint	General Walls	Dulux Wash and Wear Colour: Whitsunday Island Finish: Low Sheen Low VOC Code: SW1G4	Dulux	
Paint	Entry door - Unit facing Skirting, Architraves, Door jambs	Enviro 2 Tintable Ceiling White Colour: Vivid White Finish: Semi-gloss, Low VOC Code: SW1G1	Dulux	
Paint	Entry door - Corridor facing	Dulux Colour: Diffused grey Finish: Semi-gloss, Low VOC Code: SN4B7	Dulux	
Paint	General ceiling	Dulux Wash and Wear Colour: Vivid White Finish: Flat Low VOC Code: SW1G1	Dulux	
Skirting	General	San Francisco SK01 Materials: FJ Pine Primed Finish: PT2 Size: 90mm X 12mm Code: SK01	Intrim Mouldings	
Architraves	General	San Francisco SK21 Materials: FJ Pine Primed Finish: PT2 Size: 42mm X 18mm Code: SK21	Intrim Mouldings	

Element	Location	Specification	Supplier/ Manufacturer	Photo
Joinery Carcass	Kitchen, Laundry, Bathroom	Grey Melamine Carcass 16mm Finish: Matte	Joinery Supplier	
Joinery Carcass	Storage	White Melamine Carcass 16mm Finish: Matte	Joinery Supplier	
Wardrobe Rail	Bedroom	Type: Ova Wardrobe Rail Finish: Steel / Chrome Plated	Kovac Interiors	
Wardrobe Rail Support	Bedroom	Type: Rail ends support, Screw fix to side panel Finish: Nickel plated Code: 803.33.758	Kovac Interiors	
LED Strip Light	Kitchen & Bathroom	LED Aluminium Profile + PC Diffuser – 10X10 (XT-453)	Joinery Supplier	
Downlight	General	8W, TriValite Recessed downlight, IP54 Code: 172083	Energetic	
Track Lighting (BUYER UPGRADE)	Kitchen	Track Light DP Lighting Unitrek 15w Dimmable White LED Cylinder Track Light Colour: White Code: STR9017/15TC/WH	SAL	
Feature Lighting (BUYER UPGRADE)	Bathroom	Vanity Light – DP Hollywood Lighting G4 Light Source	Joinery Supplier	

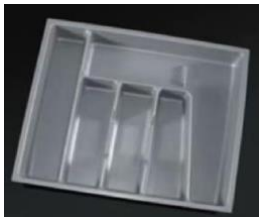
Element	Location	Specification	Supplier/ Manufacturer	Photo
Heater & Light (BUYER UPGRADE)	Bathroom	Tastic Triumph 2 in 1 - 275W Bathroom Heater & Light Colour: White Code: 11311	IXL	
Light Switch	General	Classic Horizontal Switch - 250V 16A Colour: White Dims: 118mm (h) x 73mm (w) Code: CSW1-6	Voltex	
Standard Outlet	General	Shadowline Double Power Outlet -250V 10A Colour: White Dims: 115mm (w) x 74mm (h) Code: SLPP	Voltex	

13.2 Kitchen Fixtures & Appliances

Element	Location	Specification	Supplier/ Manufacturer	Photo
Sink	Kitchen	Palermo Single Bowl Sink 58L, w/ Plug & Waste Finish: Stainless Steel Dims: 580mm (w) x 440mm (d) x 200mm (h) x 1.2mm (t) Code: CDS810L-58	Paco Jaanson	
Oven	Kitchen	6 Function, 60cm Series 5 Contemporary Oven Colour: Black Glass S/S Dims: 596mm (w) x 565mm (d) x 598mm (h) Code: OB60SC6LEB1	Fisher & Paykel	

Element	Location	Specification	Supplier/ Manufacturer	Photo
Pyrolytic Oven (BUYER UPGRADE)	Kitchen	9 Function 60cm Series 7, Contemporary Pyrolytic Oven Colour: Black Glass S/S Dims: 596mm (w) x 565mm (d) x 598mm (h) Code: OB60SD9PX2	Fisher & Paykel	
Pyrolytic Oven (BUYER UPGRADE)	Kitchen	90cm Series 9 Contemporary Pyrolytic Oven Colour: Black Glass S/S Dims: 895mm (w) x 564mm (d) x 478mm (h) Code: OB90S9MEPX4	Fisher & Paykel	
Gas on Glass Cooktop	Kitchen	Natural Gas 60cm Series 9, 3 Burner Gas Cooktop Colour: Black Dims: 600mm (w) x 530mm (d) x 124mm (h) Code: CG603DNGGB4	Fisher & Paykel	
Gas Cooktop (BUYER UPGRADE)	Kitchen	75cm Semi-Flushline Cooktop w/- Linear and Canali K Colour: Stainless Steel Dims: 720mm (w) x 511mm (d) x 78mm (h) Code: PGA75-4	SMEG	
Induction Cooktop (BUYER UPGRADE)	Kitchen	60cm Series 7, 4 Zone Induction Cooktop Colour: Black Dims: 600mm (w) x 530mm (d) x 54mm (h) Code: CI604CTB1	Fisher & Paykel	
Induction Cooktop (BUYER UPGRADE)	Kitchen	60cm Series 7, 3 Zone Induction Cooktop Colour: Black Dims: 600mm (w) x 530mm (d) x 54mm (h) Code: CI603DTB4	Fisher & Paykel	

Element	Location	Specification	Supplier/ Manufacturer	Photo
Induction Cooktop (BUYER UPGRADE)	Kitchen	SmartZone 90cm Series 7, 5 Zone Induction Cooktop Colour: Black Dims: 900mm (w) x 530mm (d) x 54mm (h) Code: CI905DTB4	Fisher & Paykel	
DishDrawer	Kitchen	Integrated Single DishDrawer, Series 9 Finish: Joinery Panel Dims: 599mm (w) x 571mm (d) x 454mm (h) Code: DD60STI9 (81210)	Fisher & Paykel	
Dishwasher (BUYER UPGRADE)	Kitchen	Fully Integrated Dishwasher w/ 15 Place Settings, S5 Finish: Joinery Panel Dims: 598mm (w) x 554mm (d) x 820-880mm (h) Code: DW60U2I2	Fisher & Paykel	
Rangehood	Kitchen	Integrated 60cm Rangehood Finish: Stainless Steel Dims: 492mm (w) x 277mm (d) x 285mm (h) Code: HP60ICSX3	Fisher & Paykel	
Rangehood (BUYER UPGRADE)	Kitchen	Integrated 90cm Rangehood Finish: Stainless Steel Dims: 792mm (w) x 277mm (d) x 315mm (h) Code: HP90ICSX3	Fisher & Paykel	
Integrated fridge/freezer (BUYER UPGRADE)	Kitchen	Integrated 800mm Active Smart Fridge Slide-in Panel Ready, Series 7 Finish: Joinery Panel Code: RS80A1	Fisher & Paykel	

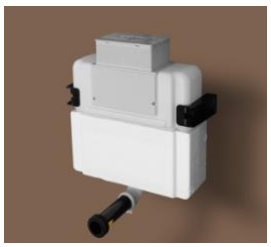
Element	Location	Specification	Supplier/ Manufacturer	Photo
Slide Out Integrated Bin	Kitchen	Pull-out Bin Colour: White Finish: Joinery Panel Dims: 262mm (w) x 630mm (d) x 305mm (h) Code: 2xRB-15AS	Joinery Supplier	
Cutlery Tray	Kitchen	Cutlery Tray Colour: Grey Finish: Plastic Dims: 530mm (w) x 485mm (d) x 55mm (h)	Joinery Supplier	
Joinery Hinge	Kitchen	DTC PIVOT STAR Series Soft closing 110 degrees hinge	Joinery Supplier	
Joinery Drawer Slider	Kitchen	DTC tandem box Truker DRAGON-PRO Drawer System Colour: Dark Grey	Joinery Supplier	

13.3 Laundry Fixtures & Fittings

Element	Location	Specification	Supplier/ Manufacturer	Photo
Sink	Laundry	Product: Corsica Undermount & Inset Bowl Sink – A01G Finish: Stainless Steel Dims: 408mm (w) x 458mm (d) x 228mm (h) x 1.2mm (t)	Paco Jaanson	

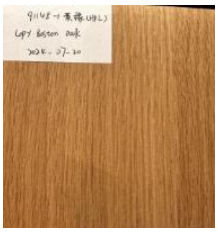
Element	Location	Specification	Supplier/ Manufacturer	Photo
Washing Machine Cock	Laundry	Millennium Economy 3 Way Mini Tap Finish: Stainless Steel Dims: 67.5mm (w) x 60.8mm (d) x 30mm (h) Code: 567.33.046	Millennium	
Washer / Dryer	Laundry	Combi Front Loader Washer Dryer 7.5kg + 4kg Colour: White Installation: Freestanding Dims: 600mm (w) x 590mm (d) x 850mm (h) Code: WD7560P1(92237)	Fisher & Paykel	
Door Hinge – Heavy Duty	Laundry	Laundry Door Heavy Duty Hinge Use: When door height larger 2400mm and door width is 600mm	Joinery Supplier	
Laundry Rail	Laundry	Laundry Rail Finish: Black Dims: 11mm (w) x 30mm (d) x 1mm (t)	Joinery Supplier	
Laundry Rail Support	Laundry	Laundry Rail Support Finish: Black	Joinery Supplier	

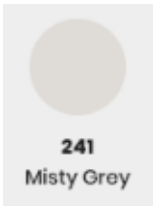
13.4 Bathroom Fixtures & Fittings

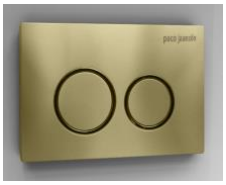
Element	Location	Specification	Supplier/ Manufacturer	Photo
Undermount Basin	Bathroom	Isvea Soluzione-530mm Undercounter Basin Colour: Gloss White Dims: 530mm (w) x 340mm (d) 174mm (h) Code: ISV-10SZ77053SV	Paco Jaanson	
Toilet	Bathroom	Lucerne Back to Wall Floor Pan with Seat - Rimless Flushing System Colour: White Dims: 360mm (w) x 580mm (d) x 430mm (h) Code : LT-1003D-R/HY2007	Paco Jaanson	
In-Wall Cistern	Bathroom	Frameless In-Wall Mechanical Cistern for Floor Pans Code: PJ-G3003 II Code: PJ-G3005AB Dims: 551mm (w) x 80mm (d) x 830mm (h)	Paco Jaanson	 
Inset Bath	Bathroom	Modena Inset Bath Colour: White Dims: 1785mm x 815mm x 510mm - 194 litres Code: MO1650W/MO1800W	Decina	

Element	Location	Specification	Supplier/ Manufacturer	Photo
Floor Waste	Bathroom	Smart Tile Insert Finish: Match Floor Tile Dims: 105mm (w) x 105mm (d) x 37mm (h)	MTM Fyshwick	
Shower Screen Semi-Frameless	Bathroom	Semi-frameless shower screen Finish: Coloured frame, and tempered clear glass Colour: To Match Unit	Kovac Interiors	
Vanity Drawer Slider	Bathroom	DTC tandem box Truker DRAGON-PRO Drawer System Colour: Dark Grey	Joinery Supplier	
Corner Angle	Bathroom	BAT TRIM Mosaic Corner Angle Dimension: Size 8 Finish: Aluminium	BAT	
Aluminium Angle	Bathroom	BAT TRIM Mosaic Trim Angle Dimension: Size 8 Finish: Aluminium	BAT	

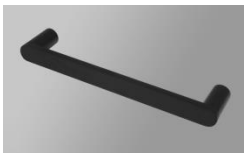
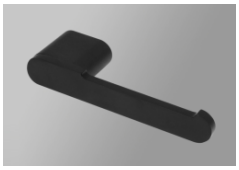
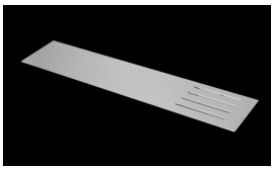
13.5 Interior Scheme A - Oak

Element	Location	Specification	Supplier/ Manufacturer	Photo
Carpet	Living & Bedroom	Spinifex Wool Carpet 9.5mm Finish: Level Loop Pile Underlay 9mm integrity yellow Colour: Earth Code: 13	Feltex Intrafloor: underlay	
Timber Flooring	General Floor Buyer Option	European Oak Timber Floor Finish: Matt Colour: Sierra Code: WBO4008	Natures Oak	
Benchtop	Kitchen, Laundry & Bathrooms	Mineral Stone Benchtop Colour: Fresh Concrete Finish: Concrete Thickness: 20mm Code: 4001	Caesarstone	
Joinery Finish	General Joinery	High Performance Laminate Gossamer White Smooth Finish: Smooth Code: 9117NM	Joinery Supplier	
Timber Laminate	General Joinery	Laminate Panel Joinery Colour: Boston Oak Finish: Woodmatt Code: 91148-1	Joinery Supplier	
Splashback	Kitchen & Bathroom	Designer Porcelain Colour: Breccia Ross Finish: Matt Thickness: 10mm	Rivoland	

Element	Location	Specification	Supplier/ Manufacturer	Photo
Mirror	Bathroom	Clean Mirror Polished Edge	Joinery Supplier	
Joinery Pull Handle	General	Joinery Pull Handle - (Centre to Centre 192mm) Colour: Boston Oak Dims: 215mm (w) x 28mm (d) x 15mm (h)	Joinery Supplier	
Floor Tile	Kitchen, Bathroom, Laundry	Limestone Colour: Light Grey Finish: Matt Size: 600x600x10mm	Rivoland	
Tile Grout Floor Tile	Kitchen, Bathroom, Laundry	Ardex Tile Grout Colour: Misty Grey Grout Thickness: 2mm Code: 241	Ardex	
Wall Tile	Bathroom, Laundry	Kit Kat Colour: White Finish: Matt Size: 22x145mm Chip on 296x3000x7mm Sheet	Rivoland	
Tile Grout Wall Tile	Bathroom, Laundry	Ardex Tile Grout Colour: Misty Grey Grout Thickness: 2mm Code: 241	Ardex	
Tile Silicone	Kitchen, Bathroom, Laundry	Soudal All Purpose Silicone Colour: Misty Grey Code: 144928	Soudal	

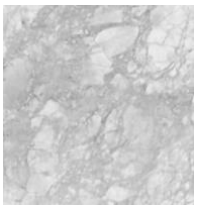
Element	Location	Specification	Supplier/ Manufacturer	Photo
Balcony Tile	External	Limestone External Paver Colour: Dark Grey Finish: Matt System: Pedestal PadStool Size: 600x600x20mm	Rivoland	
Sink Mixer	Kitchen, Laundry	Rondo Gooseneck Sink Mixer Finish: Brushed Brass Dims: 55mm (w) x 199mm (d) x 321mm (h) Code: ALS-HD4232-BB	Paco Jaanson	
Billi Levered Tap Boiling/Chilled (BUYER UPGRADE)	Kitchen	Billi Eco with XL Levered Dispenser Colour : Urban Brass Code : 901000LUB	Billi	
Basin Mixer	Bathroom	Rondo Basin Mixer Colour: Brushed Brass Dims: 52mm (w) x 142mm (d) x 150mm (h) Code: ALS-38112-BB	Paco Jaanson	
Basin Plug & Waste	Bathroom	Mushroom Plug & Waste – w/ Overflow Finish: Brushed Brass Dims: 66mm (w) x 66mm (d) x 108.5mm (h) Code : HI-P&W03-BB	Paco Jaanson	
Flush Plate	Bathrooms	In Wall Cistern Control Plate Finish: Brushed Brass Dims: 210mm (w) x 28mm (d) x 140mm (h) Code: PJ-G30050071-BB	Paco Jaanson	

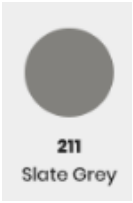
Element	Location	Specification	Supplier/ Manufacturer	Photo
Shower Mixer	Bathroom	Rondo Shower Wall Mixer Finish: Brushed Brass Dims: 80mm (w) x 106mm (d) x 132mm (h) Code: ALS-38106-BB	Paco Jaanson	
Bath Wall Mixer (BUYER UPGRADE)	Bathroom	Rondo Wall Spout Finish: Brushed Brass Dims: 65mm (w) x 220mm (d) x 80mm (h) Code: 40897-BB	Paco Jaanson	
Bath Plug & Waste (BUYER UPGRADE)	Bathroom	Pop-Up Bath Waste 40mm (No Overflow) Finish: Brushed Brass PVD Dims: 72mm (w) x 72mm (d) x 38mm (h) Code: TA4000.46	Parisi	
Shower	Bathroom	Rondo Shower Column w/ Microphone, Rose and Rail Finish: Brushed Brass Dims: 25mm (w) x 363mm (d) x 738mm (h) Code : HI-RDN-976A283-BB	Paco Jaanson	
Heated Towel Rail (BUYER UPGRADE)	Bathroom	7 Bar Heated Towel Rail (Round) Finish: Brushed Gold Dims: 620mm (w) x 120mm (d) x 920mm (h) Code: HTR-TR0701MBG	Forme	
Towel Rail	Bathroom	Toledo 600mm Single Towel Rail Finish: Brushed Brass Dims: 600mm (w) x 65mm (d) x 30mm (h) Code: HI-RD8030-BB	Paco Jaanson	 *Brushed Brass*

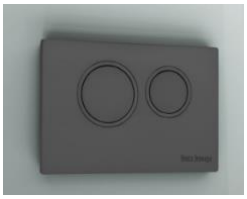
Element	Location	Specification	Supplier/ Manufacturer	Photo
Hand Towel Rail	Bathroom	Toledo 300mm Hand Towel Rail Finish: Brushed Brass Dims: 300mm (w) x 65mm (d) x 30mm (h) Code: HI-RD8030-BB	Paco Jaanson	 *Brushed Brass*
Toilet Roll Holder	Bathroom	Toledo Toilet Roll Holder Finish: Brushed Brass Dims: 195 (w) x 65mm (d) x 30mm (h) Code: HI-RD8015-BB	Paco Jaanson	 *Brushed Brass*
Robe Hook	Bathroom	Toledo Robe Hook Finish: Brushed Brass Dims: 30mm (w) x 50mm (d) x50mm (h) Code: HI-RD8005-BB	Paco Jaanson	 *Brushed Brass*
Shower Shelf	Bathroom	Product: Perla 400mm Shower Shelf Finish: Brushed Brass Dims: 400mm (w) x 95mm (d) x 32mm (h) Code: HI-PE8060-BB	Paco Jaanson	 *Brushed Brass*

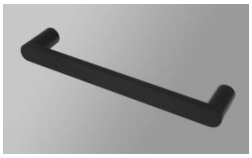
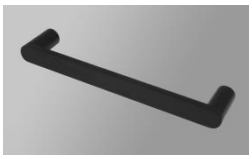
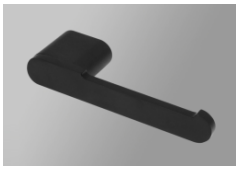
13.6 Interior Scheme B - Grey

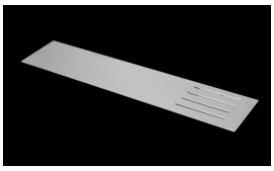
Element	Location	Specification	Supplier/ Manufacturer	Photo
Carpet	Living & Bedroom	Spinifex Wool Carpet 9.5mm Finish: Level Loop Pile Underlay 9mm integrity yellow underlay Colour: Sandstorm Code: 91	Feltex Carpet Intrafloor: underlay	

Element	Location	Specification	Supplier/ Manufacturer	Photo
Timber Flooring	General Floor Buyer Option	European Oak Timber Floor Finish: Matt Colour: French Grey Code: WBO8008	Natures Oak	
Benchtop	Kitchen, Laundry & Bathrooms	Mineral Stone Benchtop Colour: Fresh Concrete Finish: Concrete Thickness: 20mm Code: 4001	Caesarstone	
Joinery Finish	General Joinery	High Performance Laminate Gossamer White Smooth Finish: Smooth Code: 9117NM	Joinery Supplier	
Timber Laminate	General Joinery	Timber Laminate Joinery Finish: Woodmatt Colour: Palomera Oak Code: Q9313YS	Joinery Supplier	
Splashback	Kitchen & Bathroom	Designer Porcelain Colour: Volakas Grey Finish: Matt Thickness: 10mm	Rivoland	
Mirror	Bathroom	Clean Mirror Polished Edge	Joinery Supplier	
Joinery Pull Handle	General	Joinery Pull Handle - (Centre to Centre 192mm) Colour: Palomera Woodmatt Dims: 215mm (w) x 28mm (d) x 15mm (h)	Joinery Supplier	

Element	Location	Specification	Supplier/ Manufacturer	Photo
Floor Tile	Kitchen, Bathroom, Laundry	Limestone Colour: Dark Grey Finish: Matt Size: 600x600x10mm	Rivoland	
Tile Grout – Floor Tile	Kitchen, Bathroom, Laundry	Ardex Tile Grout Colour: Slate Grey Grout Thickness: 2mm Code: 211	Ardex	
Wall Tile	Bathroom, Laundry	Kit Kat Colour: Medium Grey Finish: Matt Size: 22x145mm Chip on 296x3000x7mm Sheet	Rivoland	
Tile Grout – Wall Tile	Bathroom, Laundry	Davco G10 Tile Grout Colour: Misty Grey Grout Thickness: 1-1.5mm Code: 110	Davco	
Tile Silicone	Kitchen, Bathroom, Laundry	Soudal All Purpose Silicone Colour: Dark Grey Code: 121666	Soudal	
Balcony Tile	External	Limestone External Paver Colour: Dark Grey Finish: Matt System: Pedestal PadStool Size: 600x600x20mm	Rivoland	

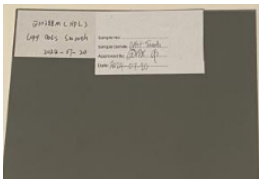
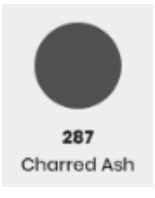
Element	Location	Specification	Supplier/ Manufacturer	Photo
Sink Mixer	Kitchen, Laundry	Rondo Gooseneck Sink Mixer Finish: Gun Metal Dims: 55mm (w) x 199mm (d) x 321mm (h) Code: ALS-HD4232-GM	Paco Jaanson	
Basin Mixer	Bathroom	Rondo Basin Mixer Finish: Gun Metal Dims: 52mm (w) x 142mm (d) x 150mm (h) Code: ALS-38112-GM	Paco Jaanson	
Plug & Waste	Bathroom	Mushroom Plug & Waste – w/ Overflow Finish: Gun Metal Dims: 66mm (w) x 66mm (d) x 108.5mm (h) Code : HI-P&W03-GM	Paco Jaanson	
Flush Plate	Bathrooms	In Wall Cistern Control Plate Finish: Gun Metal Dims: 210mm (w) x 28mm (d) x 140mm (h) Code: PJ-G30050071-GM	Paco Jaanson	
Shower Mixer	Bathroom	Rondo Shower Wall Mixer Finish: Gun Metal Dims: 80mm (w) x 106mm (d) x 132mm (h) Code: ALS-38106-GM	Paco Jaanson	
Bath Wall Mixer (BUYER UPGRADE)	Bathroom	Rondo Wall Spout Finish: Gun Metal Dims: 65mm (w) x 220mm (d) x 80mm (h) Code: 40897-GM	Paco Jaanson	

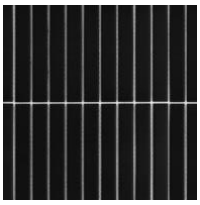
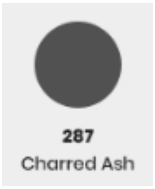
Element	Location	Specification	Supplier/ Manufacturer	Photo
Bath Plug & Waste (BUYER UPGRADE)	Bathroom	Pop-Up Bath Waste 40mm (No Overflow) Finish: Fucile Dims: 72mm (w) x 72mm (d) x 38mm (h) Code: TA4000.50	Parisi	
Shower	Bathroom	Rondo Shower Column w/ Microphone, Rose and Rail Finish: Gun Metal Dims: 25mm (w) x 363mm (d) x 738mm (h) Code : HI-RDN-976A283-GM	Paco Jaanson	
Heated Towel Rail (BUYER UPGRADE)	Bathroom	7 Bar Heated Towel Rail (Round) Finish: Gun Metal Grey Dims: 620mm (w) x 120mm (d) x 920mm (h) Code: HTR-TR0701MGR	Forme	
Towel Rail	Bathroom	Toledo 600mm Single Towel Rail Finish: Gun Metal Dims: 600mm (w) x 65mm (d) x30mm (h) Code: HI-RD8030-GM	Paco Jaanson	 *Gun Metal*
Hand Towel Rail	Bathroom	Toledo 300mm Hand Towel Rail Finish: Gun Metal Dims: 300mm (w) x 65mm (d) x 30mm (h) Code: HI-RD8030-GM	Paco Jaanson	 *Gun Metal*
Toilet Roll Holder	Bathroom	Toledo Toilet Roll Holder Finish: Gun Metal Dims: 195 (w) x 65mm (d) x 30mm (h) Code: HI-RD8015-GM	Paco Jaanson	 *Gun Metal*

Element	Location	Specification	Supplier/ Manufacturer	Photo
Robe Hook	Bathroom	Toledo Robe Hook Finish: Gun Metal Dims: 30mm (w) x 50mm (d) x 50mm (h) Code: HI-RD8005-GM	Paco Jaanson	 *Gun Metal*
Shower Shelf	Bathroom	Product: Perla 400mm Shower Shelf Finish: Gun Metal Dims: 400mm (w) x 95mm (d) x 32mm (h) Code: HI-PE8060-GM	Paco Jaanson	 *Gun Metal*

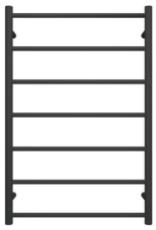
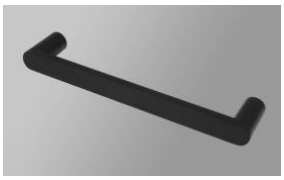
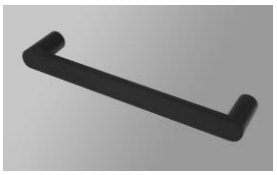
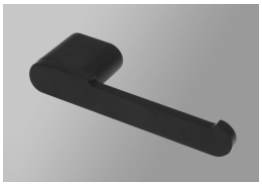
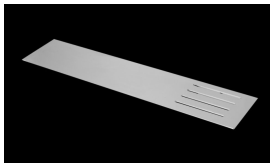
13.7 Interior Scheme C - Oasis

Element	Location	Specification	Supplier/ Manufacturer	Photo
Carpet	Living & Bedroom	Spinifex Wool Carpet 9.5mm Finish: Level Loop Pile Underlay 9mm Integrity yellow Colour: Sandstorm Code: 91	Feltex Carpet Intrafloor: underlay	
Timber Flooring	General Floor Buyer Option	European Oak Timber Floor Finish: Matt Colour: Sierra Code: WBO4008	Natures Oak	
Benchtop	Kitchen, Laundry & Bathrooms	Mineral Stone Benchtop Colour: Fresh Concrete Finish: Concrete Thickness: 20mm Code: 4001	Caesarstone	

Element	Location	Specification	Supplier/ Manufacturer	Photo
Joinery Finish	General Joinery	High Performance Laminate Gossamer White Smooth Finish: Smooth Code: 9117NM	Joinery Supplier	
Timber Laminate	General Joinery	Timber Laminate Joinery Finish: Smooth Colour: Oasis Smooth Code: Q10388M	Joinery Supplier	
Splashback	Kitchen & Bathroom	Designer Porcelain Colour: Irish Calacutta Finish: Matt Thickness: 10mm	Rivoland	
Mirror	Bathroom	Clean Mirror Polished Edge	Joinery Supplier	
Joinery Pull Handle	General	Joinery Pull Handle - (Centre to Centre 192mm) Colour: Oasis Smooth Dims: 215mm (w) x 28mm (d) x 15mm (h)	Joinery Supplier	
Floor Tile	Kitchen, Bathroom, Laundry	Limestone Colour: Charcoal Finish: Matt Size: 600x600x10mm	Rivoland	
Tile Grout Floor Tile	Kitchen, Bathroom, Laundry	Ardex Tile Grout Colour: Slate Grey Grout Thickness: 2mm Code: 287	Ardex	

Element	Location	Specification	Supplier/ Manufacturer	Photo
Wall Tile	Bathroom, Laundry	Kit Kat Colour: Charcoal Finish: Matt Size: 22x145mm Chip on 296x3000x7mm Sheet	Rivoland	
Tile Grout Wall Tile	Bathroom, Laundry	Ardex Tile Grout Colour: Slate Grey Grout Thickness: 2mm Code: 287	Ardex	
Balcony Tile	External	Limestone External Paver Colour: Dark Grey Finish: Matt System: Pedestal PadStool Size: 600x600x20mm	Rivoland	
Tile Silicone	Kitchen, Bathroom, Laundry	Soudal All Purpose Silicone Colour: Pewter Code: 121667	Soudal	
Sink Mixer	Kitchen, Laundry	Rondo Gooseneck Sink Mixer Finish: Matt Black Dims: 55mm (w) x 199mm (d) x 321mm (h) Code: ALS-HD4232-MB	Paco Jaanson	
Basin Mixer	Bathroom	Rondo Basin Mixer Colour: Matt Black Dims: 52mm (w) x 142mm (d) x 150mm (h) Code: ALS-38112-MB	Paco Jaanson	 *Matt Black*

Element	Location	Specification	Supplier/ Manufacturer	Photo
Plug & Waste	Bathroom	Mushroom Plug & Waste – w/ Overflow Finish: Matt Black Dims: 66mm (w) x 66mm (d) x 108.5mm (h) Code : HI-P&W03-MB	Paco Jaanson	
Flush Plate	Bathrooms	In Wall Cistern Control Plate Finish: Brushed Brass Dims: 210mm (w) x 28mm (d) x 140mm (h) Code: PJ-G30050071-MB	Paco Jaanson	
Shower Mixer	Bathroom	Rondo Shower Wall Mixer Finish: Matt Black Dims: 80mm (w) x 106mm (d) x 132mm (h) Code: ALS-38106-MB	Paco Jaanson	 *Matt Black*
Bath Wall Mixer (BUYER UPGRADE)	Bathroom	Rondo Wall Spout Finish: Matt Black Dims: 65mm (w) x 220mm (d) x 80mm (h) Code: 40897-MB	Paco Jaanson	 *Matt Black*
Bath Plug & Waste (BUYER UPGRADE)	Bathroom	Pop-Up Bath Waste 40mm (No Overflow) Finish: Fucile Dims: 72mm (w) x 72mm (d) x 38mm (h) Code: TA4000.02	Parisi	
Shower	Bathroom	Rondo Shower Column w/ Microphone, Rose and Rail Finish: Matt Black Dims: 25mm (w) x 363mm (d) x 738mm (h) Code: ALSNT-38106-MB	Paco Jaanson	 *Matt Black*

Element	Location	Specification	Supplier/ Manufacturer	Photo
Heated Towel Rail (BUYER UPGRADE)	Bathroom	7 Bar Heated Towel Rail (Round) Finish: Matt Black Dims: 620mm (w) x 120mm (d) x 920mm (h) Code: HTR-TR0701MBL	Forme	
Towel Rail	Bathroom	Toledo 600mm Single Towel Rail Finish: Matt Back Dims: 600mm (w) x 65mm (d) x 30mm (h) Code: HI-RD8030-MB	Paco Jaanson	
Hand Towel Rail	Bathroom	Toledo 300mm Hand Towel Rail Finish: Matt Black Dims: 300mm (w) x 65mm (d) x 30mm (h) Code: HI-RD8030-MB	Paco Jaanson	
Toilet Roll Holder	Bathroom	Toledo Toilet Roll Holder Finish: Matt Black Dims: 195 (w) x 65mm (d) x 30mm (h) Code: HI-RD8015-MB	Paco Jaanson	
Robe Hook	Bathroom	Toledo Robe Hook Finish: Matt Black Dims: 30mm (w) x 50mm (d) x 50mm (h) Code: HI-RD8005-MB	Paco Jaanson	
Shower Shelf	Bathroom	Product: Perla 400mm Shower Shelf Finish: Matt Black Dims: 400mm (w) x 95mm (d) x 32mm (h) Code: HI-PE8060-MB	Paco Jaanson	 *Matt Black*