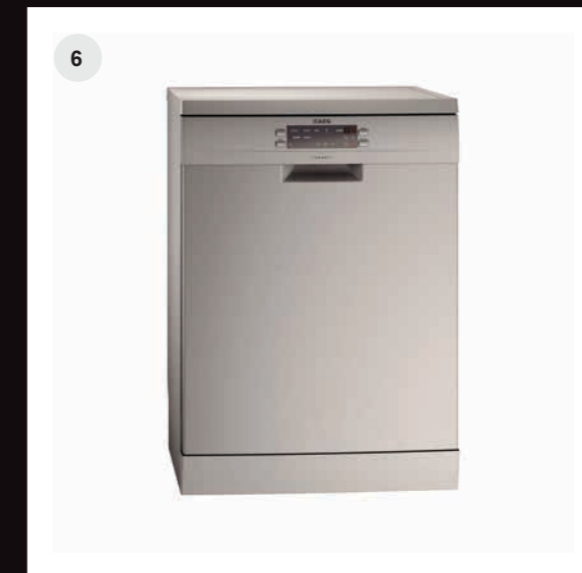
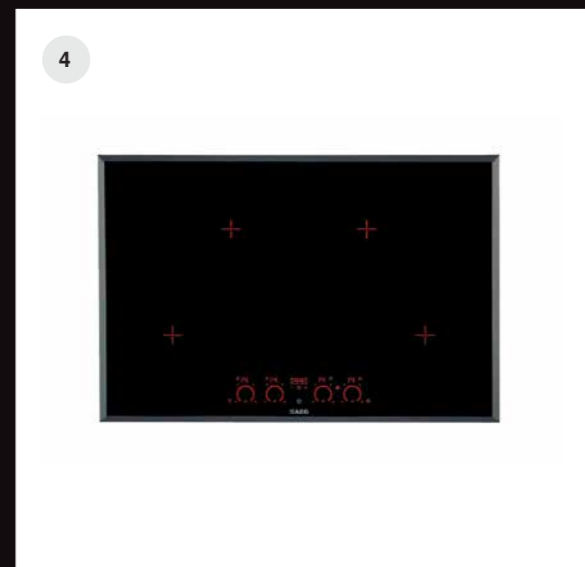


Brilliant finishes come
as standard at Ruby



1 Westinghouse Ducted Rangehood 2 AEG 9 Function Oven

3 Everhard Squareline Double Bowl Sink 4 AEG Induction Hot Plate 5 Dorf Viridian Spring Pull Down Mixer

6 AEG Stainless Steel Dishwasher



- 7 Dorf Viridian Basin Mixer 8 Mont Albert Wall Hung Vanity 9 Frameless Mirrored Shaving Cabinet
10 Dorf Viridian Shower Mixer 11 Caroma Multi-Function Shower On Rail With Hand Shower
12 Dorado Wall Faced Toilet With Soft Close Seat

Kitchen

Bench Tops:	40mm reconstituted stone
Cabinetry:	Fully lined natural finish doors with 1mm edge to all cabinets and overhead cupboards (as per plan)
Drawers:	Bank of drawers with cutlery insert to top drawer
Doors and Drawers:	Soft close
Kickboard:	Brushed silver melamine or equivalent to resemble stainless steel kick
Handles:	Cabinet handles as per display suite
Sink:	Everhard square line double bowl stainless steel with chopping board and drainer
Tap:	Dorf Viridian spring pull sink mixer.
Oven: (2 bed 1 bath properties)	600mm 9 function black glass & stainless steel AEG
Oven: (2 & 3 bed ensuite properties)	2 x 600mm 9 function black glass & stainless steel AEG
Cook Top: (2 bed 1 bath properties)	600mm 3 zone induction black glass AEG
Cook Top: (2 & 3 bed ensuite properties)	800mm 4 zone induction black glass AEG
Range Hood: (2 bed 1 bath properties)	600mm ducted slide out stainless steel Westinghouse
Range Hood: (2 & 3 bed ensuite properties)	900mm ducted slide out stainless steel Westinghouse
Dishwasher:	Stainless steel AEG
Microwave:	Provision incorporated into kitchen joinery cupboards
Fridge Space:	900mm (to fit a double door fridge)
Pantry Space:	900mm (double door)

Bathroom & ensuite

Vanity:	Mont Albert wall hung vanity. Size to suit unit (600 or 750mm).
Vanity Tap:	Dorf Viridian basin mixer.
Mirror:	Frameless shaving cabinet (600 or 750mm to match vanity)
Shower Screen:	1800mm high fully framed (2 bedroom 1 bath properties)
Shower Screen:	1800mm frameless clear glass (2 bed & 3 bed ensuite properties)
Shower Rose:	Caroma Urbane multifunction shower on rail with hand shower.
Shower Tap:	Dorf Viridian wall mixer.
Toilet:	Dorado wall faced with soft close seat
Accessories:	Caroma Cosmo series towel rail x 2 & toilet roll holder.
Ventilation:	Mechanical ventilation

Bedrooms	Master Bed Robe:	Top shelf, shelving unit & hanging rail with sliding mirrored doors
	Walk in Robe:	Top shelf, shelving unit & hanging rail
	Bedroom Robes:	Top shelf, shelving unit & hanging rail with sliding mirrored doors
Internal:	Ceiling Height:	Generally 2.55m to living areas and 2.4m to wet areas
	Ceiling Finish:	Suspended plasterboard with square set joints
	Internal Walls:	Plasterboard and paint (3 coat application system)
	Internal Doors:	Flush panel 2040mm high hinged doors and cavity sliding doors throughout with door stops to all swinging doors
	Windows & Sliding Doors:	Double glazed aluminium framed windows and sliding doors as indicated on Energy Efficiency Rating report
	Fire Rating:	Common area and party walls to Australian Standards (AS) and National Construction Code Requirements (NCC)
	Energy Rating:	As per Energy Efficiency Rating Certificate
	Thermal:	External walls and party walls to energy efficiency rating certificate
	Acoustic:	Common area walls and party walls to AS and NCC requirements
	Air Conditioning: (all 2 bed 1 bath properties)	Reverse cycle heating and cooling split system located in living area. Size to suit unit.
	Air Conditioning: (all 2 bed ensuite properties).	Zoned reverse cycle heating & cooling split systems located in living area & master bedroom. Size to suit unit.
	Air Conditioning: (all 3 bed ensuite properties)	Zoned reverse cycle heating & cooling with concealed head units located in living area & master bedroom. Size to suit unit.
	Air Conditioning: (all penthouse collection).	Zoned reverse cycle heating and cooling with multiple concealed head units. Size to suit unit.
Ventilation:	Mechanical ventilation to bathrooms, ensuite and laundry	

Laundry

Sink: (all 2 bed 1 bath properties).	Semi-recessed basin over washer/dryer
Sink: (all 2 bed ensuite properties).	30 litre tub in cabinet, white/stainless steel
Sink: (all 3 bed ensuite properties & all Penthouse Collection).	30 litre flush line stainless steel tub installed into stone bench.
Taps:	Stylus Verdi sink mixer plus washing machine tap connections.
Linen/Laundry Doors:	Fully lined natural finish (white)
Linen Cupboard:	Shelving units and/or open space for broom
Ventilation:	Mechanical ventilation
Washer/Dryer:	Ariston 7.5kg washer/4.5 kg dryer combo (all 2 bed 1 bathroom properties).
Dryer only:	Fisher and Paykel 4kg wall mounted clothes dryer. (all 2 bed ensuite properties).
Washer/Dryer:	Electrolux 7.5kg washer/4.5kg dryer combo (all 3 bed ensuite properties & Penthouse Collection)

Tiling and floor coverings

Bathroom/Ensuite:	300x600 wall tiles (floor to ceiling) 300x600 tiles to floor area
Kitchen:	100x300 splashback tile
Laundry:	300x600 floor tiles to floor area and one row of skirting tiles
Timber Flooring:	Laminated timber flooring to living areas, kitchens and corridors
Carpet:	Quality carpet to bedrooms

Electrical & data	Power Points:	Double power points throughout (single to dishwasher, microwave & fridge space)
	Internal Lights:	LED Down lights throughout
	Living:	4 light points, 2 double power points, 1 TV point, 1 data point
	Dining:	2 to 4 light points depending on room size, 1 double power point
	Theatre room:	4 light points, 2 double power points, 1 TV point, 1 data point
	Kitchen:	3 light points, 2 double power points (includes one on island bench as per plan)
	Master Bedroom:	2 light points, 2 double power points, 1 TV point, 1 data point
	Bedrooms/Study:	1 light point, 1 double power point
	Walk in Robe:	1 light point
	Bathroom/Ensuite:	Heat light, light and exhaust fan, 1 double power point inside shaving cabinet
	Laundry:	1 light point, 1 double power point
	External:	1 light point weather proof to each balcony or courtyard
	Penthouse Collection:	Additional power, TV, data and light points to suit individual floorplan
	Aerial:	Connection to Free to Air aerial & MATV including Foxtel (connection and service fees not included)
	Intercom:	Intercom system operating from building entry point to individual apartments
	Security:	CCTV system in selected locations throughout building
Safety Switch:	RCD safety switch & circuit breakers to meter box	
Smoke Detector:	Hardwired with battery backup	
NBN/Telephone/Data:	The building will be provided with high speed fibre connection. (Retail service provider, connection and subscription fees payable by owner.)	
Balcony/courtyard	Lighting:	Surface mounted light fitting to Architect's design
	Floor:	600 x 600 engineered paving tile installed on raised pedestals
	Ceiling:	Applied textured paint finish
	Balustrades:	Framed clear glass with powder coated top rail except levels 4, 8,12, 14 which have natural finish pre-cast concrete
	Aluminium privacy screens:	To floor plan types S2A, S23C & N2B2 only as per plans

Car parking	Car Parking:	Allocated on-site car park as per basement/podium parking plan
	Storage Cage:	Lockable storage cage provided in the basement/podium level as per plan
Access	Access Control:	Access control system to lobby and basement/podium via programmable fob
	Visitor Access:	Voice intercom to unit at ground floor lobby entry point on Gribble Street
	Keys:	Each apartment will be provided with 2 x keys for the apartment front door
	Wireless Basement/Podium Entry:	Each apartment will be provided with 1 x proximity fob controller/remote per car park for entry to the basement/podium
Building amenities and finishes	Structure:	Reinforced concrete and masonry
	External Walls:	Reinforced concrete (off-form and painted finish), glazing, and render and other finishes to Architect's detailed design
	Floor:	Reinforced concrete suspended slab
	Roof:	Reinforced concrete. Insulation to ceiling of all top floor apartments as indicated in Energy Efficiency Report
	Corridors and Lobbies:	Floor finish, wall finish, lighting and features to Architect's design including floor tiles and carpet
	Lifts:	Lifts servicing all floors and basement/podium as indicated on plans
	Letterboxes:	1 x lockable letterbox per apartment located near building entry
	Fire Services:	Common areas and car parking levels as required by ACTPLA and NCC. Fire sprinklers to AS and NCC requirements. Detection system to residential apartments comprising of smoke/thermal alarms and sound alert systems
	Waste Disposal:	Basement & podium parking levels with garbage rooms accessible by all occupants, to authority requirements
	Electrical Services:	Usage of each apartment separately metered by and connected to ACTEWAGL electricity service. Meters included
	Water and Sewerage:	Water and sewerage supply to each apartment by ICON Water. Usage billed to Body Corporate
	Hot Water:	Individual instantaneous electric
Maintenance:	90 day maintenance period as per contract	

Premium upgrades

All penthouse collection properties include all premium upgrades as standard

All three bedroom ensuite properties include all premium upgrades as standard

Zoned reverse cycle heating/cooling with concealed head units

Waterfall benchtop

Under mount sink

Under tile heating to bath and ensuite

Heated towel rails to bath and ensuite

Stone tops to vanity in bath and ensuite

Pure wool carpets

Built in tub with stone top to laundry

External weatherproof powerpoint
