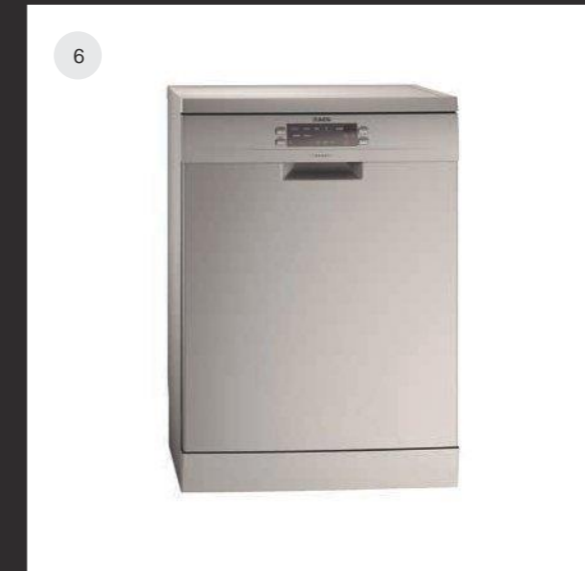
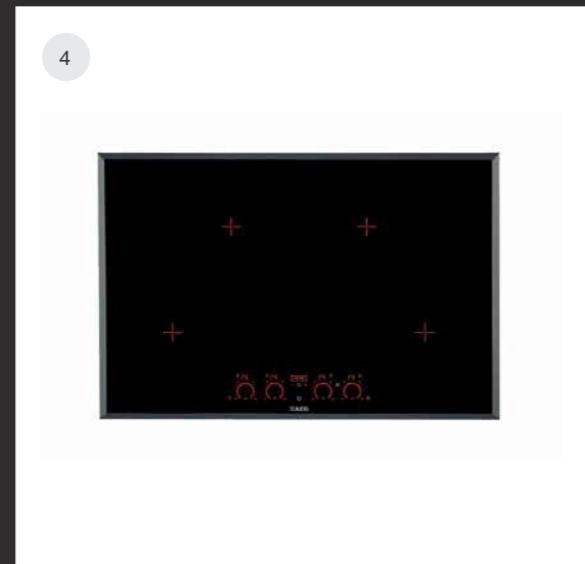


*Brilliant finishes* come  

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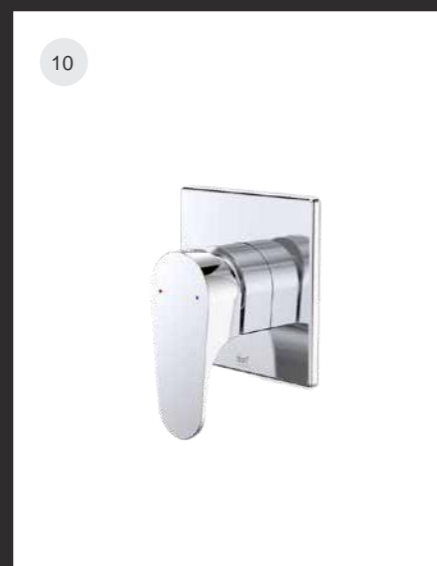
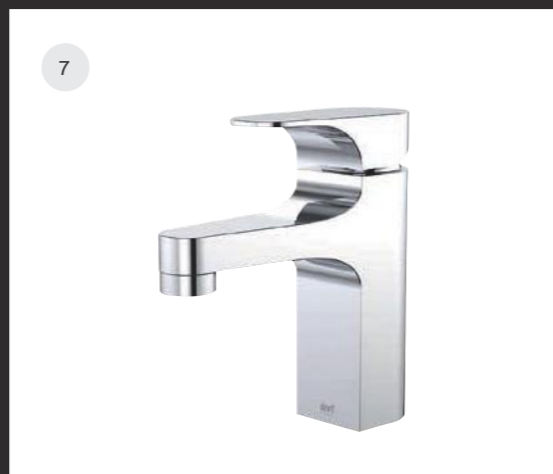
*as standard at Ruby*



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

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## 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)

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## 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

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<b>Bedrooms</b>	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
<b>Internal:</b>	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	

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## 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)

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## 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

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<b>Electrical &amp; data</b>	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	
Internet/Telephone/Data:	The building will be provided with high speed fibre connection. (Retail service provider, connection and subscription fees payable by owner.)	
<b>Balcony/courtyard</b>	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

<b>Car parking</b>	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
<b>Access</b>	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
<b>Building amenities and finishes</b>	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 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	



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## Premium upgrades

All penthouse collection properties include all premium upgrades as standard

All three bedroom ensuite properties include all premium upgrades as standard

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Zoned reverse cycle heating/cooling with concealed head units

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Waterfall benchtop

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Under mount sink

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Under tile heating to bath and ensuite

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Heated towel rails to bath and ensuite

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Stone tops to vanity in bath and ensuite

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Pure wool carpets

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Built in tub with stone top to laundry

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External weatherproof powerpoint

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