



THE RESIDENCES

TRIBECA NORTH

SPECIFICATIONS

Note: The indicative schedule of finishes may be varied in accordance with the contract for sale.

EXTERIOR

Walls	Detailed elevations featuring painted walls, composite materials, render and steel finishes.
Windows and Sliding Doors	Powder coated aluminium-framed sliding doors and windows with clear glazing.
Flyscreens	Flyscreens provided.
Balustrades	Balustrades with clear safety glass and powder coated aluminium handrails.
Balconies	Floor tiles.
External Entry Stairs and Landings	Floor tiles.
Pool Terrace	Combination of composite timber decking and brick paving.
Stores	Minimum 4.5 sqm stores provided to each apartment.
Letterboxes	Secure letterboxes with locks.
Landscaping	Landscaped and reticulated gardens to ground level and pool surrounds.
Security Gates	Remote controlled gates to extent as shown on plans.
Public Artwork	Commissioned artwork screen to pool area and car-park wall by Anne Neil.

LEISURE FACILITIES

Swimming Pool	Feature pool.
Poolside Furniture	Sun lounges, side tables.
Roof Terrace	Built in barbeque facilities, table and chairs.

SECURITY

Intercom	Audio intercom system for controlling access to the ground floor entrance and lobby from each apartment.
Security Access Reader System	Integrated Reader system includes car-park gate access, lobby and lift access.
Remote Control Driveway Access	Two remote controls for each apartment included.

ENTRANCE LOBBY

Ground Floor Lobbies	Tiled floor finish, selected designer furniture, and contemporary finishes.
Upper Lobby Level	Combination of tiles and carpet.

LIFTS AND LIFT LOBBIES

Lift Lobbies	Combination of tiles and carpet.
Lift Doors	Stainless steel doors.
Lift Interior	Lift interiors finished with stainless steel walls including mirror and handrails.

APARTMENT INTERIORS

Internal Walls	Painted.
Party Walls	Painted. Acoustic insulation rating as per BCA requirements.
Ceilings	Painted plasterboard ceilings.
Floors	Carpets to living, dining & bedrooms. Tiles to kitchen, bathroom & ensuite.
Entry Doors	Painted solid core doors.
Internal Doors	Painted hollow core doors.
Built -In Robes	Sliding mirror doors to built in robes complete with shelf and hanging rail.
Internal Door Furniture	Designer range handles.
Skirtings	Included.

KITCHENS

Cupboards	Engineered stone bench tops with developers selected prefinished cupboard doors. Soft close drawers and doors. Overhead cupboards where shown.
Pantry	Included.
Fridge Recess	Fridge recess with cold tap and power point.
Oven	SMEG under bench oven.
Cooktop	SMEG cooktop.
Rangehood	SMEG rangehood.
Microwave Recess	Microwave recess with power point.
Splashback	Selected glass splashback.
Sink and Mixer	Stainless steel sink and selected chrome mixer tap.
Bin	Recessed bin cupboard.
Dishwasher	SMEG inset dishwasher.
Flooring	Tiled floors.



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BATHROOM, ENSUITE AND LAUNDRY

Vanities and Basins	Engineered stone vanity tops with developers selected prefinished cupboard doors and ceramic basins.
WC	Designer toilet suite.
Basin Mixers	Selected chrome mixer taps.
Shower Mixer & Head	Selected chrome range.
Bath Mixer	Selected chrome mixer taps.
Laundry	Selected chrome mixer tap.
Shower Screens	Clear toughened safety glass, frameless shower screens and doors where shown.
Towel Rails	Designer selected chrome range.
Toilet Roll Holders	Designer selected chrome range.
Mirrors	Included.
Floors and Walls	Tiled.
Electric Clothes Dryer	Included (SMEG).

ELECTRICAL

Smoke Alarms	Included.
Fire Alarms	Included.
Light Fittings	Recessed LED downlights provided.
TV Point	Provided to living room.
Data Outlets	Provided to living room and study.
Pay TV Point	Provided to living room.
Telephone Point	Provided to living room and master bedroom.
NBN	Connected to NBN fibre network in accordance with the prevailing government policy at the time of implementation.
Exhaust Fans	Provided as required.
Hot Water System	Common service, gas hot water system.
Air Conditioning	Reverse cycle air-conditioning to apartment master bedroom and living area.

ENERGY EFFICIENCY

Sustainability	5kW solar photovoltaic (PV) system for power generation to common areas.
6-Star Energy Rated	Apartments have been designed to achieve an average 6-Star energy rating.
Motion Sensors	Motion sensors provided in common areas to reduce energy consumption.

CAR PARKING

Car Park	Fully secure resident parking.
Bicycle Storage	Area provided for bike storage in storerooms.

UPGRADE PACKAGES

01 INTERIOR TILING OPTION A

Standard ceramic tiling throughout living areas.

02 INTERIOR TILING OPTION B

Ceramic timber tile to kitchen area.

03 INTERIOR TILING OPTION C

Ceramic timber tile to kitchen and living area.

04 FIXTURES

Feature black sanitary fixtures.

05 AIR-CONDITIONING*

Upgrades to second and third bedrooms.

06 LIGHTS

Feature pendants to kitchen.

07 ENTRY DOOR HARDWARE

Fingerprint recognition technology.

08 COOKTOP*

SMEG induction cooktop upgrade.

*Upgrade is only available prior to construction