



# THE AMBASSADOR

## General - Inclusion List

Energy Efficiency	All Apartments have a minimum ACTHERS EER rating of 5 Stars
Construction - generally	Prefinished precast concrete façade with comfortplus external glazing in powdercoated aluminium frames Concrete internal bounding construction with plasterboard linings and acoustic separation in accordance with the BCA Concrete floor structure with tiled or carpet finishes as specified in Colour selections Tiled concrete balconies with semi frameless glass balustrades All apartments include integrated Fisher & Paykel refrigerators All apartments include ducted reverse cycle air conditioning
Common amenities	Kitchen, Dining, lounge and mail facilities are provided in the Entry building for use by all occupants via coordination by the Body Corporate Manager PC selections will be as specified for general apartments and finishes as specified in the Finishes Schedule
Carparking & Storage	Fully secure basement carparking and lockable storage areas are provided for each apartment. 2 remote fobs will be issued for each dwelling
Security & Access control	The development will be fully secured with access via programmable proximity fob and colour audio visual intercom systems
Lifts	Secure dual lifts to each building.
Communications	All apartments are provided with a Cat 6 infrastructure to a central Comms room for termination to incoming provider data/phone services All apartments are provided with free to air MATV coaxial infrastructure Pay TV facilities may require additional installation to suit specific providers services Apartment purchasers/occupants are to separately engage specific service providers for additional services as required
Landscape	Extensive secure internal landscape and external landscape to architects design

Whilst all efforts will be made to supply and install items as nominated in these Inclusions List the Developer reserves the right to provide alternative selections of similar quality