

ROOMING ACCOMMODATION

STANDARD INCLUSIONS AND OPTIONAL UPGRADES



STANDARD INCLUSIONS

BLINDS AND SCREENS

- Vertical blinds to all windows and sliding glass doors
- Security screens to lower level windows and sliding glass doors / fly screens to upper level
- Privacy screens to balconies and windows where required
- Obscure glass to windows where required

ACOUSTIC PERFORMANCE

- Addition of Acoustic batts between floor levels and ceilings to reduce noise transfer
- Acoustic metal battens on resilient acoustic mounts to lower level bedroom ceilings
- Acoustic wall batts between bedrooms and bathrooms
- Solid core acoustic doors to bedroom doors - tight fit to reduce noise transfer
- Upgraded plasterboard walls to acoustic walls where required
- Upgraded external windows and seals

PLUMBING

- Upgraded water supply and pressure to suit additional bathrooms
- Laundry to have provision for 2 washing machines
- Additional 250 litre Electrical hot water unit, on separate line to service additional bathrooms
- Additional plumbing services as required to suit bathrooms and kitchens

ENTRY DOOR AND BEDROOM LOCKS

- Smart Electronic door lock
- WiFi / Bluetooth enabled

ELECTRICAL AND AIR CONDITIONING

- Phone data points to central location for WiFi and internet service throughout the house
- Additional power and lighting points to suit each studio
- Split system air conditioning to each studio as marked on the plans
- Private electrical metering of each studio to switchboard

EXTERNAL

- Landscape garden beds to front and rear yards, with low maintenance plants and pine bark chip
- Turf footpath and other areas as needed
- Timber garden edging
- 20mm blue stone gravel to sides and as required
- 1.8m high treated timber fencing to courtyards and as needed around the perimeter
- Access gates - steel framed as marked on the plans

ENTRY DOORS

- Digital push button entry locks to each studio
- Electronic push button lock to front door, programmable with separate entry codes for tenants and contractors

DOCUMENTATION

- Emergency Management Plan from Fire Engineer, escape plans and certification
- Form 11 Certificate of Classification



Images are for illustration purposes. Investis Property Group reserves the right to substitute any items shown with similar quality items if stock is unavailable.

STANDARD INCLUSIONS

ENTRY DOOR AND BEDROOM LOCKS

- Smart Electronic door lock
- WiFi / Bluetooth enabled



ELECTRIC HOT WATER

- 2 x 250 litre hot water units



ACOUSTIC BATTs

- Acoustic Batts between floor levels and ceilings to reduce noise transfer



CEILING INSULATION

- R3.5 Rating ceiling batts



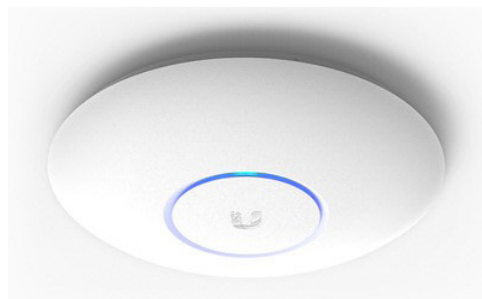
WALL INSULATION

- R1.5 Wall Batts to external walls
- Acoustic Wall Batts between bedrooms and bathrooms



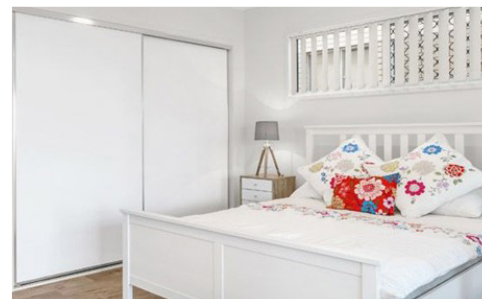
WiFi

- Wireless Routers and WiFi access points



HAIER SPLIT SYSTEM AIR CONDITIONER ROBES

- Reverse cycle air conditioning in each studio
- 2400H Sliding robe doors including double shelf fit outs



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OPTIONAL UPGRADES

FURNITURE PACKAGE

Each studio will consist of:

- Queen Bed
- Bedside tables
- 3 piece Dining Suite
- Sofa
- Entertainment unit
- Coffee table
- Room Divider / Book Shelf (depending on studio design)
- Soft furnishings
- 5 piece Dining Suite (Common Area)
- 2x Occasional Chairs (Common Area)
- Side Table (Common Area)

DEPRECIATION SCHEDULE

- Completed Depreciation Schedule to assist with tax purposes

APPLIANCE PACKAGE

Each studio will consist of:

- Top Mount Refrigerator
- LED TV
- Microwave
- Electric Kettle and Toaster
- 2 x Top Load Washing Machines (Common Area)
- Upright Freezer (Common Area)

ELECTRICAL UPGRADES

- Phone Data Points
- Private Electrical Metering of each studio to switchboard

SOLAR POWER

- Solar PV systems available in 5kw – 20kw Mega Watt Builder

www.link-energy.com.au/product/jupiter-series/

www.ginlong.com/Uploads/file/7167b52f91f-404c5576e3a5317d25fe8.pdf



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