

## SPECIFICATIONS - EAST BUILDING

# EXTERIOR BUILDING & COMMUNAL FACILITIES

### EXTERIOR BUILDING FABRIC

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#### WALLS

- Natural concrete façade elements.
- Painted external walls.

#### WINDOWS & SLIDING DOORS

- Powder coated aluminium frames.
- High performance double glazing meets or exceeds Australian Standard requirements throughout.

#### ROOFING

- Concrete roof slab.

#### FLOORS & CONCRETE SLABS

- Concrete floor slab with various high quality floor and ceiling finishes, acoustically treated.

#### EXTERNAL BALUSTRADE

- Glass balustrades.
- Integrated planters to podium levels.
- Handrail as-per drawings and imagery.

#### FEATURE FAÇADE BLADES

- Feature clad blade elements to the façade to provide privacy and focus views.

#### BALCONIES, TERRACES & LANDINGS

- Fully rectified slip-resistant floor tiles.
- Fully reticulated planter boxes to selected balconies as per drawings.

#### BALCONY LIGHTING

- High quality, externally rated light fittings to all balconies.

#### COMMON AREA LIGHTING

- Wayfinding lighting throughout.

#### DRIVEWAY

- Concrete finish.

#### LETTERBOXES

- Lockable letterboxes located at residential entrance.

#### STORES

- Secure and lockable storeroom with minimum 4m<sup>2</sup> internal area provided to each apartment.

#### CAR PARKING

- Concrete floor throughout.

### LOBBIES & CORRIDORS

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#### RESIDENTIAL ENTRY & FOYER

- Glazed automatic entry doors.
- Feature flooring.
- Bespoke feature shading elements and timber wall paneling.
- Feature ceiling with feature lighting.
- Designer furniture.

#### STORAGE LOCKERS

- Conveniently located parcel and refrigerated storage lockers for deliveries and grocery orders.

#### CORRIDORS

- Hard wearing tile finish where required.

#### LIFTS

- Two generous lifts servicing all floors.
- Secure floors, residents are only able to access their floor and amenities.
- Quality finish doors.
- Tiled floors.
- Internal feature cladding panels.

## SPECIFICATIONS - EAST BUILDING

# EXTERIOR BUILDING & COMMUNAL FACILITIES

## LEISURE & LIFESTYLE FACILITIES

### PODIUM COMMUNAL SPACE

- Fully landscaped social space on the building podium.
- A range of built-in and loose seating options.
- Water features and communal gardens.

### THE PAVILION

- An exclusive facility including a fully equipped gymnasium. The gym will have a variety of commercial exercise equipment, free weights and an adjacent shower/change facility.
- A yoga studio is incorporated into this unique space and is surrounded by lush landscaping and a tranquil pond.
- A large theatre facility is provided for an at-home experience.
- The games room with pool table and various table games will also have a casual seating area.

### SWIMMING POOL

- Spectacular 25m heated lap pool with incredible views of the Swan River and Perth city skyline.
- Generous pool deck fully furnished with sun lounges and daybeds.

### FORMAL LOUNGE & DINING

- Featuring a moody and elegant colour palette including designer furniture and feature custom joinery.
- Stone flooring and feature ceiling.
- Wall mounted television.
- Gas fireplace and feature lighting.
- Chilled and boiling filtered water.
- Air-conditioning.
- Bookable space for resident private functions.

### CASUAL LOUNGE & DINING

- Featuring a bright and fresh colour palette including casual designer furniture and feature custom joinery.
- Stone flooring and feature ceiling.
- Wall mounted television.
- Chilled and boiling filtered water.
- Central ice machine.
- Air-conditioning.
- Bookable space for resident private functions.

### WINE CELLAR

- Residents' tasting room with individual temperature controlled storage for residents' wine.

### SPIRITS CABINET

- Feature wall with storage for residents' spirits collection.

### ALFRESCO LOUNGES & DINING CABANAS

- Alfresco dining with spectacular river views adjacent to the pool deck.
- Top of the range gas barbecue.
- Sink and drinks fridge.
- **Cabana One:**  
Table and casual lounge seating options.
- **Cabana Two:**  
Casual lounge seating options.

### SAUNA & STEAM ROOM

- Generous timber finish sauna.
- Stone finish steam room.

### LIBRARY (BY DAY)

- A quiet retreat with designer furniture.
- Select book library for residents to exchange books and publications.

### WHISKEY DEN (BY NIGHT)

- A secluded sumptuously appointed lounge space with designer furniture.
- Bar facilities for socialising or enjoying a quiet drink.

### LANDSCAPING

- Architecturally designed landscaping surrounding the building at the ground floor and throughout podium levels.

## SECURITY

### INTERCOM SYSTEM

- Video intercom system controls access to the ground floor lobby.

### CAR PARK GATE

- Automatic gate to private car park.
- Two remote controls per apartment provided.

### ACCESS & READER SYSTEMS

- Proximity readers for access to lobby and lifts.
- Two cards/fobs provided per apartment.

### SECURITY LIGHTING

- Included in all common areas.

### CCTV

- Extensive closed circuit television surveillance system provided.

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# INTERIOR STANDARD INCLUSIONS

## APARTMENT INTERIORS

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### PARTY WALLS

- Painted concrete walls or steel framed and lined (fully insulated).
- Acoustic insulation rating as per Australian Standard requirements.

### INTERNAL WALLS

- Painted and fully insulated with sound abated treatment.

### BALCONIES

- Nonslip outdoor specification tiles.
- GPO provided.
- Water source provided.

### CEILINGS

- Typically 2850mm high painted plasterboard ceilings with shadowline detail.
- Blinds recess included.

### ENTRY DOORS

- Painted solid-core door.

### INTERNAL DOORS

- Painted hollow-core door with designer handles.

### BUILT-IN ROBES

- Shelf and hanging rail to robes, mirrored doors.
- Various modules of cabinetwork feature as an upgrade option.

### WALK-IN ROBES

- Shelf and hanging rail to robes.
- Various modules of cabinetwork feature as an upgrade option.

### HOT WATER SYSTEM

- Central hot-water system.

### AIR-CONDITIONING

- Reverse-cycle ducted system to main living areas and bedrooms.

### KITCHEN FLOOR

- 600 x 600mm fully rectified porcelain floor tiles.

### LIVING & DINING FLOOR

- Plush wool loop pile carpet with underlay.

### BEDROOM FLOOR

- Plush wool loop pile carpet with underlay.

### BATHROOM & ENSUITE FLOOR

- 600 x 600mm fully rectified porcelain floor tiles.

## KITCHEN

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### KITCHEN CABINETS

- Timber grain prefinished board.
- Soft closing drawers and feature overhead display cabinets.
- Integrated bins and cutlery trays.
- Built in LED lighting.

### KITCHEN BENCHTOP

- Selected engineered stone.

### KITCHEN SPLASHBACK

- Selected engineered stone.

### COOKTOP

- **1 and 2 bedroom:**  
Gaggenau 60cm induction cooktop.
- **3 bedroom and larger:**  
Gaggenau 90cm induction cooktop.

### OVEN

- Gaggenau pyrolytic oven.

### RANGEHOOD

- Gaggenau stainless steel rangehood.

### DISHWASHER

- Fully integrated Gaggenau dishwasher.

### FRIDGE & FREEZER

- **1 bedroom:**  
600mm wide recess.
- **2, 3 and 4 bedroom:**  
900mm wide recess.
- **Sub Penthouses and Penthouses:**  
Fully integrated 1200mm wide side by side fridge and freezer.

### MICROWAVE

- **1, 2, 3 and 4 bedroom:**  
Microwave recess provided with GPO.
- **Sub Penthouses and Penthouses:**  
Integrated Gaggenau microwave with grill.

### KITCHEN TAPWARE

- Designer mixer tap.

### KITCHEN SINK

- Quality large stainless steel sink.

## SPECIFICATIONS - EAST BUILDING

# INTERIOR STANDARD INCLUSIONS

## BATHROOM

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### BATHROOM

- Timber grain prefinished board.
- Soft closing drawers and feature mirrored vanity cabinets.

### BATHROOM BENCHTOP

- Selected engineered stone.

### BATHROOM & ENSUITE WALLS

- Full height rectified porcelain tiles.

### BATHROOM & ENSUITE SHOWER SCREEN

- Bespoke clear glazed shower screen.

### MIRROR

- Mirrored cabinetry with LED lighting, concealed storage and GPO (behind mirror) to ensuites.
- Mirror and GPO in minor bathrooms and powder.

### BASIN & SHOWER TAPWARE

- Designer mixer tap.

### BASINS

- White ceramic basins to bathroom.
- Under bench white ceramic basins to ensuite (where applicable).

### BATH

- Free standing bath with floor mounted designer outlet in selected apartments.

### W/C

- Designer toilet suite with concealed cistern.

### SHOWER

- Designer shower head and rail.

### BATHROOM ACCESSORIES

- Chrome towel ladder and paper roll holder.

## LAUNDRY

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### LAUNDRY

- Reconstituted stone benchtop.
- Overhead cupboard storage.
- Swivel laundry mixer.
- Stainless steel trough.

### CLOTHES DRYER

- Condenser dryer included.

## ELECTRICAL SERVICES

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### FIRE ALARM & SMOKE DETECTORS

- Provided to meet Australian Standards.

### LIGHT FITTINGS

- Quality light fittings provided to master bedroom and master ensuite, kitchen, dining and living areas.

### FEATURE LIGHTING

- Feature lighting provided to bespoke cabinetwork.

### EXHAUST FANS

- Provided to wet areas.

### TELEVISION POINT

- Provided to living and master bedroom.

### PAY TELEVISION POINT

- One Pay Television Point to living and master bedroom.
- Foxtel backbone wiring throughout building (subscription by residents).

### INTERNET POINTS

- One data point to study.

### GPOS / SWITCH PLATES

- Three double GPOs in master bedroom.
- Two double GPOs in other bedrooms.
- Generous provision throughout living areas.



## SPECIFICATIONS - EAST BUILDING

# INTERIOR UPGRADES

### FINISHES/ROBE UPGRADES

#### KITCHEN FLOOR

- 600 x 600mm natural stone tiles or engineered timber floorboards.

#### LIVING & DINING FLOOR

- 600 x 600mm natural stone tiles or engineered timber floorboards.

#### BATHROOM & ENSUITE FLOOR

- 600 x 600mm natural stone tiles.

#### BEDROOM FLOORING

- 600 x 600mm natural stone tiles or engineered timber floorboards.

#### WARDROBE CABINET MODULES

- Bespoke wardrobe fitout modules.

### APPLIANCES

#### COOKTOP

- Gaggenau 80cm induction cooktop.

#### RANGEHOOD

- Gaggenau 90cm stainless steel rangehood.

#### FRIDGE & FREEZER

- Fully integrated fridge-freezer.

#### MICROWAVE

- Integrated Gaggenau microwave with grill.
- Integrated Gaggenau combi-microwave.

#### OVEN

- Second pyrolytic Gaggenau oven.
- Gaggenau steam oven.

#### WARMING DRAWER

- Matching Gaggenau integrated warming drawer.

#### VACUUMING DRAWER

- Matching Gaggenau integrated vacuuming drawer.

#### WINE FRIDGE

- Selected wine fridge.

### ADDITIONAL UPGRADES

#### HOME AUTOMATION

- Premium home automation package.

#### KITCHEN ACCESSORIES

- Feature pendant above island bench.
- ZIP tap with boiling and chilled filtered water.
- LED strip to kitchen cabinetry
- GPO to island bench.

#### FIXTURES AND FITTINGS

- Choice of brushed nickle or graphite finish throughout.

#### BATHROOM ACCESSORIES

- Heated towel ladder.

#### WINDOW TREATMENTS PACKAGE

- Selected premium blinds and curtains.

# THE EDGE DIFFERENCE

### EDGE PREMIUM

We are proud to position ourselves as Perth's premium apartment developer. At Rivière Residences excellence is standard across all apartments.

#### KITCHEN APPLIANCES

- Gaggenau cooking appliances and induction cooktops as standard in all kitchens.

#### KITCHEN CABINETRY

- Drawers instead of cupboards provided underbench, except under kitchen sink.

#### CONDENSER DRYER

- Condenser dryer as standard in all laundries.

#### BLIND RECESS

- Blind recess provided to all apartments.

#### SHOWER RECESS

- Recess/storage space provided to all showers.

#### FULL HEIGHT TILING

- Full height tiling as standard to all ensuites and bathrooms.

### SUSTAINABLE INITIATIVES

Building is targeting a 5-Star Green Star rating.

#### GLAZING

- High performance double glazed energy efficient façade, satisfying specific Australian Standard and Green Star energy requirements.

#### EFFICIENT LIGHTING

- LED and/or energy efficient lighting to all common areas.
- Motion sensors installed in carpark and common corridors.

#### WATERWISE FIXTURES & FITTINGS

- Fixtures and fittings to comply with the Building Code for WELS star ratings.
- Dual shower set – 3 Stars
- Kitchen/laundry mixer – 5 Stars
- TECE Cistern (4.5/3L flush) – 4 Stars