

| KITCHEN | |
|---|--|
| Oven | Technika electric underbench stainless steel oven. Model No. TO56FSS-3 (BF9FTI) (600mm). |
| Hot Plate | Technika stainless steel gas cooktop with cast iron trivets. Model No. H640SXPRO (40GI) N.Gas (600mm). |
| Range Hood | Technika stainless steel canopy range hood. Model No. CHEM52C6S (DI/600) (600mm). |
| Sink | 1¼ bowl stainless steel sink with drainer and basket waste. |
| Tap | Astivita Bella Series gooseneck sink mixer. |
| Microwave provision incorporated in kitchen base cupboards. | |

| CABINETRY | |
|---|--|
| Cupboards | Fully lined melamine modular cabinets. |
| Doors / Drawers | Laminate, selected from Builder's classic range. |
| Kitchen Bench Top | 20mm reconstituted stone with square edge detail. Selected from Builder's classic range. |
| Vanity Bench Tops | Laminate "D" roll. Selected from Builder's classic range. |
| Handles | Selected from Builder's classic range. |
| Colour scheme selected as per Interior Colour Schedule. | |

| BATHROOM & ENSUITE | |
|-----------------------|--|
| Basins | White Vitreous china square half inset vanity basin. |
| Mirrors | Polished edge mirrors full length of vanity & mounted one tile above bench top. |
| Bath | White acrylic bath in tiled podium. |
| Shower Bases | Tiled shower bases (colour to match floor tiles). |
| Shower Screens | Semi-frameless with powder coated aluminium frame (polished silver finish) and clear glazed pivot door. |
| Toilet Suite | Astivita Utah A-Trap with Soft Closing Seat. |
| Accessories | Double towel rails, with separate toilet roll holders in chrome finish securely fitted to timber wall studs. |
| Exhaust Fans | Including self-sealing air flow draft stoppers to bathroom and ensuite. |

| TAPS & OUTLETS | |
|----------------|--|
| Basin | Astivita Bella Series mixer tap. |
| Bath | Astivita Bella Series bath mixer with Astivita Bella Series wall bath spout. |
| Shower | Astivita Bella Series shower mixer with Astivita Gianni Deluxe Shower Rail & Rose. |

| CERAMIC TILING | |
|--|---|
| Ceramic Wall Tiles | From Builder's classic range to kitchen, bathroom, ensuite and laundry, as per standard working drawings. |
| Ceramic Floor Tiles | From Builder's classic range to ensuite, bathroom, laundry, water closet, entry, kitchen, meals, and family/living area's (house specific), as per standard working drawings. |
| Skirting Tiles | 100mm high skirting tiles to bathroom, ensuite, water closet, and laundry. |
| Tile selections as per Interior Colour Schedule. | |

| CARPETS | |
|---------------|--|
| Carpet | From Builder's classic range to bedrooms and living areas, as per standard working drawings. Selections as per Interior Colour Schedule. |

| EXTERNAL FEATURES | |
|-------------------|---|
| Brickwork | Clay bricks. Selected from Builder's classic range. |

| | |
|--|---|
| Mortar Joints | Natural colour (white sand/grey cement). Rolled Joint. |
| Windows | Aluminium sliding with powdercoat finish. Feature windows to front elevation (Product Specific – refer working drawings). |
| Entry Frame | Aluminium with powdercoat finish with clear glazed sidelight(s). (House Specific – refer working drawings). |
| Front Entry Door | Hume Doors Newington range with clear glass. (House Specific – refer working drawings). |
| Laundry External Door | Aluminium sliding with powdercoat finish. (House Specific – Refer Working Drawings). |
| Front Door Furniture | Front entry deadlock combination set. |
| External Hinged Door Furniture | Entry set keyed alike to front door. |
| Infills Over Windows | Front elevation brickwork infills over windows with fibre cement sheet infills above side and rear elevation windows and doors. |
| Roof Cover | Concrete colour on roof tiles from Builder's classic range. |
| Roof Plumbing | Colorbond® metal fascia and barge. Quad gutter with 100 x 50mm rectangular downpipes. |
| Termite Treatment | Termguard termite spray system where required by relevant authority. |
| Aluminum sliding fly screendoor (no grille) to all external sliding doors. | |

CEILING

| | |
|-----------------|-------------------------------------|
| Ceilings | 2550mm (nominal) height throughout. |
|-----------------|-------------------------------------|

INTERNAL FEATURES

| | |
|---|---|
| Room Doors | Flush panel hinged doors with chrome hinges. |
| Room Door Furniture | Internal lever door furniture in satin chrome finish. |
| Mouldings | 67 x 18mm beveled edge MDF skirting & 67 x 18mm beveled edge MDF architraves. |
| Plastic White Door Stops | To hinged doors (where applicable). |
| Door Seal & Brush Strip Draft Seal | To nominated internal doors. Note: This will be in accordance with energy rating assessor's report. |
| Full Perimeter Draft Seal | To all entry door frames excluding garage external pedestrian door. |
| Weather Seal | To all external hinged doors. |
| Aluminum Fly Screens | To all opening sashes. |

STORAGE

| | |
|-----------------|--|
| Shelving | Walk In Robe (one white melamine shelf with hanging rail). Robes (one white melamine shelf with hanging rail). Pantry/Linen (four white melamine shelves). |
| Doors | Robes (2040mm high sliding redicote flush panel sliding doors). Pantry/Linen (2040mm high flush panel hinged door/s). |
| Handles | Internal lever door furniture in satin chrome finish. |

HOT WATER SYSTEM

| | |
|-------------------------|--|
| Hot Water System | Chromagen Eternity Continuous Flow Gas Hot Water 26ltr system. Note: Position of unit will installed at builders discretion. |
|-------------------------|--|

| GARAGE | |
|---|--|
| General | Garage with tiled hip roof including lift-up sectional colorbond door in contemporary profile to front, painted finish infill over front door, plaster ceiling and concrete floor. |
| Remote Control | With 2 No. handsets including single power point to garage ceiling. |
| External Walls | Brick veneer (on boundary wall or product specific if required). |
| Pedestrian Door (Product Specific) | Door Frame: Timber, gloss enamel paint finish. Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Furniture: Entrance lockset. |

| 5 STAR ENERGY INSULATION | |
|--------------------------|---|
| Ceiling | Blown In Insulation to house only, in accordance with energy rating report. |
| External Walls | R1.5 Glass batts (including party wall between house and garage) plus weather wrap to external brick veneer walls (excluding garage), joins in weather wrap to be taped and gaps around windows/doors sealed. |

| LAUNDRY | |
|---------|---|
| | 45 litre stainless steel tub and acrylic cabinet with bypass. |
| | Mixer tap in chrome finish. |
| | Chrome washing machine stops fitted inside laundry cabinet. |

| PLASTER | |
|---------------------|--|
| Plasterboard | To ceiling and wall, water resistant board to ensuite, bathroom, above laundry trough, 75mm cove cornice to all areas. |

| PAINT – 2 COAT APPLICATION | |
|-----------------------------------|---|
| Enamel Gloss | To internal doors, skirtings and architraves to be one colour). |
| Flat Acrylic | To ceilings (one colour throughout). |
| Washable Low Sheen Acrylic | To internal walls (one colour throughout). |
| Gloss Enamel | To front entry door. |
| Colours Selected | As per Exterior & Interior Colour Schedule. |

| HEATING | |
|---|---|
| Braemar 5.6 Star Ducted Heating Unit | (TH516 living up to 150sqm of living) anything above 150sqm is the TH523) to bedrooms & living areas (excluding wet areas) with programmable controller. Total number of points and unit size product specific – refer to working drawings. |

| COOLING | |
|-------------------------------------|---|
| Split System Air-conditioner | 1 No 3.2kw split system air-conditioner to living area. |

| FRAMING | |
|----------------|---|
| Framing | 90mm thick MGP10 stabilized timber frame. |

| PLUMBING | |
|-----------------------------|--|
| 2 No. External Taps | 1 to front water meter and 1 next to laundry exit. |
| 1 No. Grey Water Tap | If grey water reticulation is available in the estate. |

ELECTRICAL

| | |
|-------------------------------|--|
| Internal Lights Points | Energy saving white round fixed compact fluorescent downlights to living areas and kitchen (number of light points house specific). Batten fix shade with energy saving fluorescent globes to all remaining areas. |
| External Lights | Energy saving white round fixed compact fluorescent downlight to front entry. Weather proof Para flood light to rear as per drawings. |
| Garage Light Point | Double 1200mm fluorescent light with diffuser. |
| Power Points | Double power points throughout excluding dishwasher, microwave provision and fridge space. |
| TV Point | Two points including coaxial cable to roof space (one to main bedroom and one to living area). |
| Telephone Point | Two pre-wired telephone point to kitchen with wall plate as per working drawings including underground draw wire with ability to connect to supply pit. |
| Switch Plates | White wall mounted switches. |
| Smoke Detector(s) | Hardwired with battery backup. |
| Safety Switches | RCD safety switch and circuit breakers to meter box. |

SECURITY

Window locks to all opening sashes (keyed alike).

EXTERNAL PAVING

Colour through concrete driveway, path to front door and porch area.

Alfresco area to be part of slab with no extra coverings.

FRONT LANDSCAPING

Water tolerant and low maintenance garden.

1 No. tree minimum 1200mm high.

12 No. small shrub style plants.

Combination of any of the following (14mm Tuscan topping, chip bark, mulch, and river pebbles).

Drip irrigation system with electronic front tap timer to all garden beds.

Letterbox installed in accordance with style of dwelling.

CONNECTION COSTS

Connection of services (water, gas, electricity, sewer, storm water & telephone conduit).

Does not included electricity and telephone consumer account opening fees.

PRELIMINARY WORKS

Survey, Soil Test & Site Inspection.

Permit application.

Plans drawn and sited.

GUARANTEED FIXED PRICE SITE COSTS

Up to Class 'H1D' Slab.

Rock removal.

Site fall.

There are 3 levels of inclusion packages:

1. Basic – low range products and building materials. (Referred as basic in contract).
2. Classic – standard products and building materials. (Referred as standard in contract).
3. Superior – High-end premium products and building materials. (Referred as premium in contract).

Effective Date: 16/05/2014

The builder reserves the right to substitute the make, model or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fee applies.

© Copyright 2014