

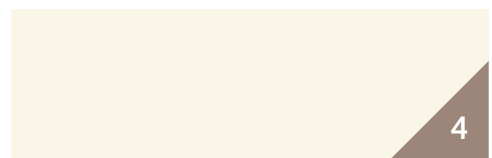
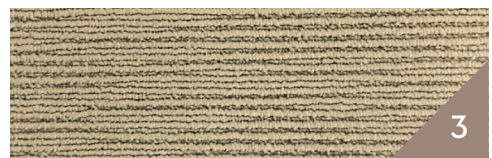
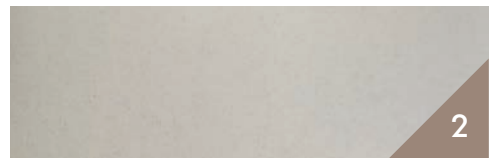
Internal Colour Legend



SCHEME 1

Nordic

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile



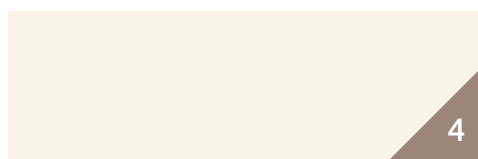
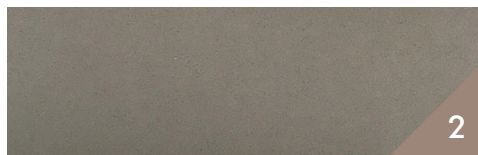
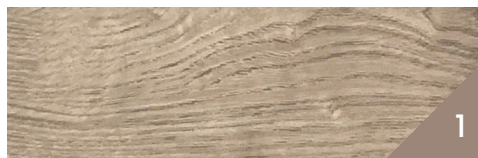
Internal Colour Legend



SCHEME 2

Nature

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile



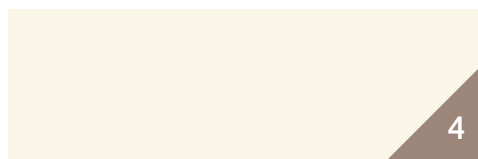
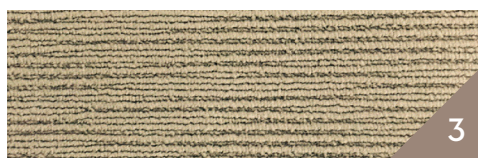
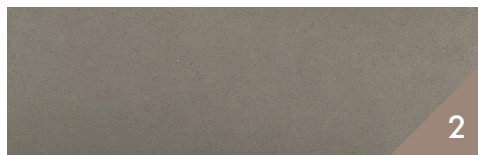
Internal Colour Legend



SCHEME 3

Earth

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Kitchen Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen, Laundry Splashback Tile



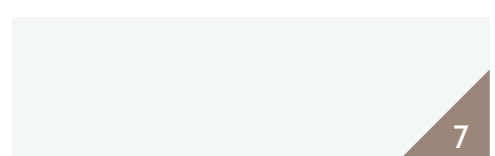
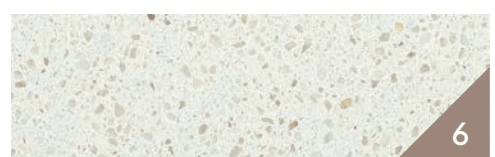
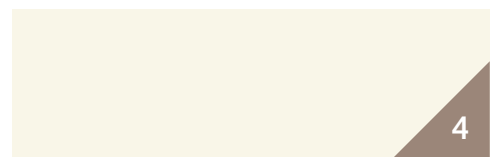
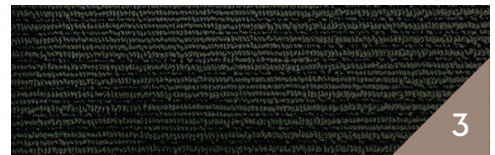
Internal Colour Legend



SCHEME 4

Fog

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile



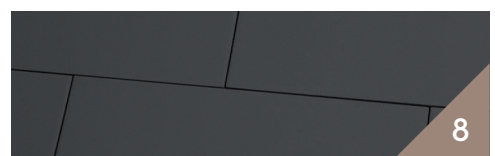
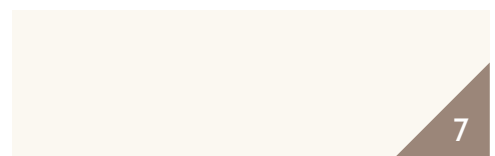
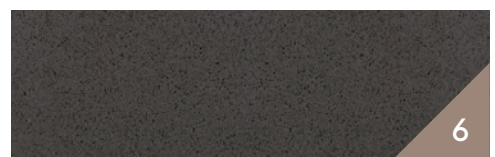
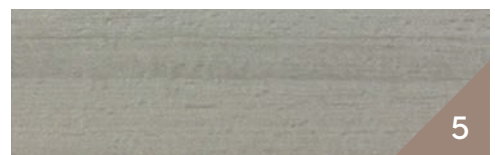
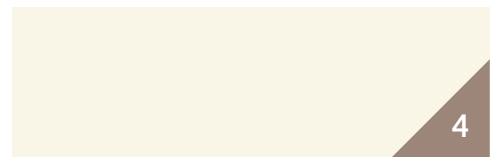
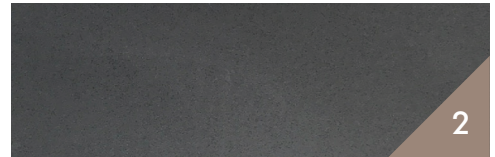
Internal Colour Legend



SCHEME 5

Twilight

1. Timber Floor
2. Floor, Wall Tile
3. Carpet
4. Paint
5. Bathroom, Ensuite, Laminate Joinery
6. Kitchen Stone Benchtop
7. Kitchen Laminate Base Cabinets
8. Kitchen, Laundry Splashback Tile



External Colour Legend

SCHEME 1

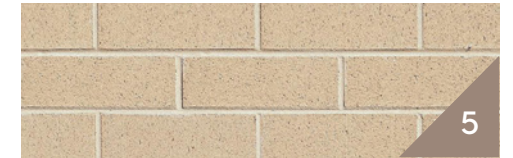
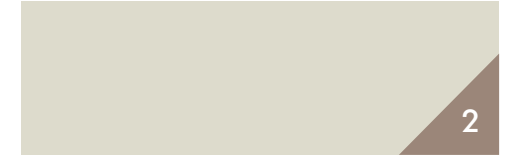
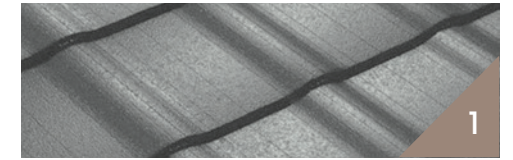
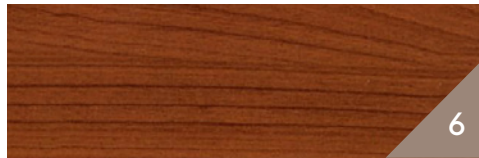
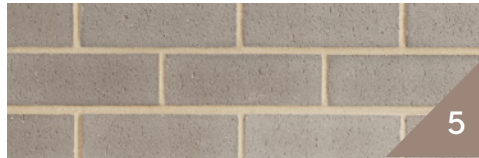
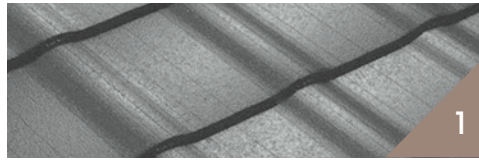
Ore

1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B*
4. Feature Tile
5. Brickwork
6. Timber Garage Door^

*Render B as main/only render to following Facades: Michael, Claremont, Aria & Grange (Domain 21 and 23 Floorplan)

*Render B as second render (if applicable)

^Timber Look Garage Door only applicable to Sonoma Facade



SCHEME 2

Oyster

1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B*
4. Feature Tile
5. Brickwork

*Render B as main/only render to Fenwick Facade

*Render B as second render (if applicable)

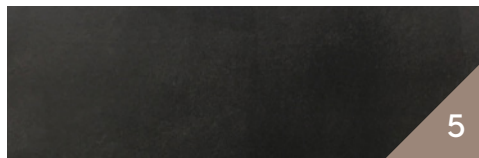
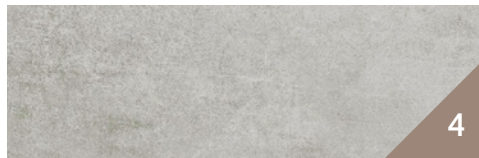
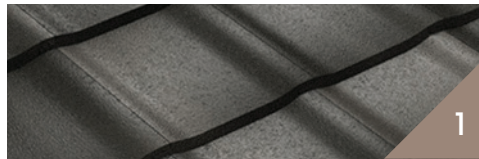
SCHEME 3

Pewter

1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B*
4. Feature Tile A
5. Feature Tile B*
6. Brickwork

*Render B as second render (if applicable)

*Feature Tile B only applicable to following facade: Kensington

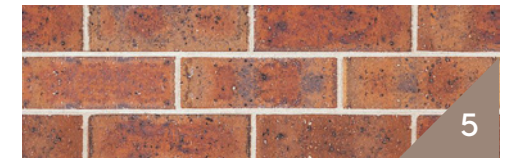
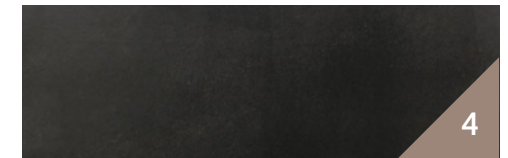
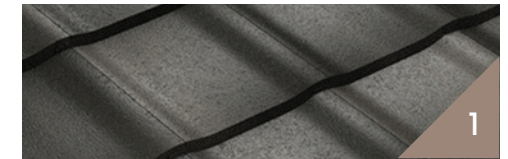


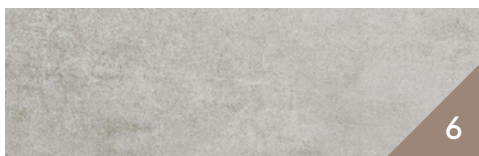
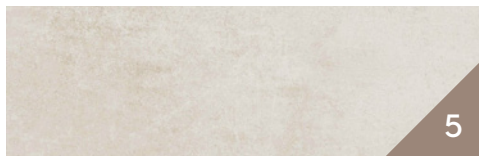
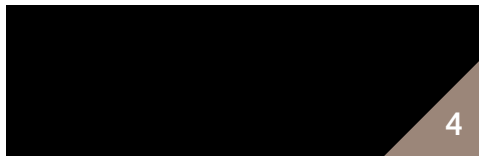
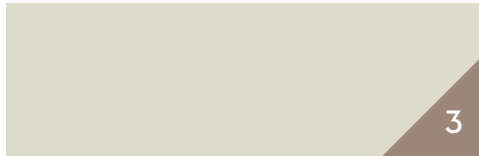
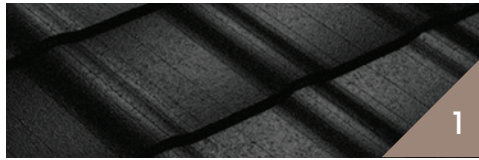
SCHEME 4

Loam

1. Roof Tile
2. Window / Render A
3. Gutter / Fascia, Garage Door, Front Door, Render B*
4. Feature Tile
5. Brickwork

*Render B as second render (if applicable)





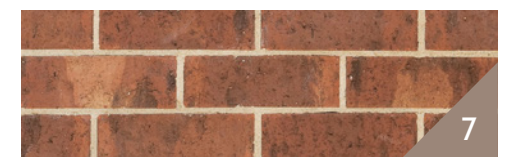
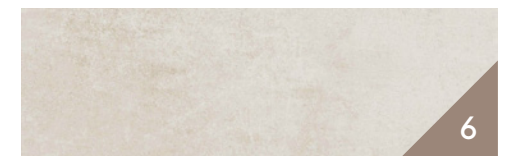
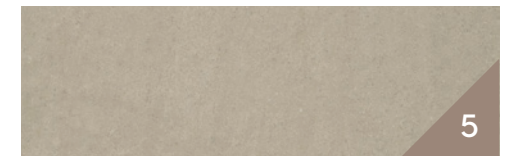
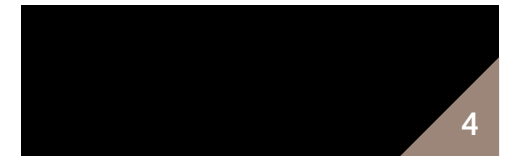
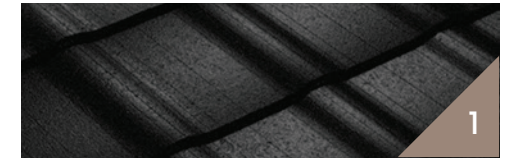
SCHEME 5

Flint

- 1. Roof Tile
- 2. Render A
- 3. Window, Garage Door, Front Door, Render B*
- 4. Gutter / Fascia
- 5. Feature Tile A
- 6. Feature Tile B
- 7. Brickwork

*Render B as second render (if applicable)

*Feature Tile B only applicable to following Facade: Elmont & Derby



SCHEME 6

Dusk

- 1. Roof Tile
- 2. Window, Garage Door, Front Door, Render A
- 3. Render B*
- 4. Gutter / Fascia
- 5. Feature Tile A
- 6. Feature Tile B
- 7. Brickwork

*Render B as main/only render to Promenade Facade.

*Render B as second render (if applicable)

*Feature Tile B only applicable to following Facade: Rivera

Double Storey Specifications



Kitchen Appliances

Dishwasher:	European Style Free Standing Dishwasher.
Oven:	European Style 600mm Electric Inbuilt Oven.
Cook Top:	European Style 600mm Cook Top.
Range Hood:	European Style 600mm Undermount Range Hood.
Sink:	Double bowl stainless steel sink.
Tap:	Chrome flickmaster tap.

Cabinetry

Cupboards:	Fully lined melamine modular cabinets.
Doors/Drawers:	Laminate doors.
Kitchen Bench Top:	20mm Square Edge Stone Bench tops.
Bathroom & Ensuite Bench Top:	20mm Square Edge Stone Bench tops.
Laundry Bench Top:	33mm Square Edge Laminate Bench tops.
Handles:	Selected from builder's colour boards.
Pantry:	Full laminate or as per plan.

Bathroom & Ensuite

Basins:	Vitreous china vanity basin (white).
Mirrors:	Polished edge mirrors full length of vanity.
Bath:	Acrylic Bath (White) in tiled podium.
Shower Bases:	Tiled shower bases throughout.
Shower Screens:	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
Taps:	Chrome mixer tapware.
Shower Outlet:	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
Toilet Suite:	Vitreous china, close coupled toilet suite in white with soft close top.
Accessories:	600mm single towel rails and toilet roll holders in chrome finish.
Exhaust Fans:	250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

Ceramic Tiling

Wall Tiles:	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Selection as per builder's colour boards.
Floor Tiles:	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Selection as per builder's colour boards.
Floor Boards:	As shown on plan. Selection as per builder's colour boards.

Carpet

Carpet:	Carpet selection as per builder's colour boards.
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Paint – 2 coat application

Timberwork:	Gloss enamel to internal doors, jambs & mouldings.
Ceilings:	Flat acrylic to ceilings.
Internal Walls:	Washable low sheen acrylic to internal walls.
Entry Door:	Gloss enamel to front entry door.
Colours:	Colours selected as per builder's colour boards.

Staircase

Stairs:	Pine Framed. MDF tread with carpet cover.
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External Features

Brickwork/cladding:	Clay brick from builder's colour boards/first floor cladding as per plan (Product Specific)
Mortar Joints:	Natural colour rolled joints.
Front Elevations:	As per Working Drawings. Acrylic render/feature to selected areas as per plan (Product Specific).
Windows:	Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
Entry Frame:	Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).
Front Entry Door:	Hume doors with translucent glass.
Door Furniture:	Entrance lockset in polished stainless steel with deadbolt (Product Specific).
Ext. Hinged Door:	Entrance lockset in polished stainless steel to external door.
Infill over windows:	Brick Infill throughout dwelling (Design specific).
Door Seal:	Door seal and weather seal to all external hinged doors.

Insulation

Ceiling:	Glasswool Batts to ceiling of roof space (excludes garage ceiling).
External Brickwork:	Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.

Garage

General:	Single/Double garage with tiled hip roof including single/double Colourbond roller door to front, painted finish infill over garage door. Plaster ceiling and concrete floor. Remote control with 2 handsets included.
External Walls:	Brick veneer (on boundary wall or product specific if required).
Pedestrian Door:	Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Frame: Aluminium powder coat finish. Door Furniture: Entrance lockset.

Double Storey Specifications

Internal Features

Doors:	Flush panel. 2040mm high. Either hinged or sliding as per plan.
Door Furniture:	Lever door furniture in polished chrome finish to all rooms.
Mouldings:	67 x 18mm bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.
Door Stops:	Plastic white door stops to hinged doors.
Door Seals:	Door seal to nominated internal doors, in accordance with energy rating assessor's report.

Continuous Flow – Gas Hot Water System

Continuous Flow – Gas Hot Water System:	Instantaneous Hot Water System in Recycled Water Estates, Solar Hot Water System or Water Tank (Only if Developer Requirement) in Non-Recycled Water Estates.
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Laundry

Trough:	Stainless steel tub preformed cabinet with bypass.
Tap:	Chrome Flickmaster tap.
Washing Machine:	Chrome washing machine stops/grubs.

Plaster

Plasterwork:	10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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Framing

Framing:	Stabilized pine wall frame and roof trusses.
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Plumbing

Taps:	2 external taps, 1 to front water meter and 1 to rear of home.
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Roofing

Roof Pitch:	Roof Pitch to be 22.5 degrees.
Material:	Concrete tiles roofing from builder's colour boards.
Fascia & Guttering:	Colourbond fascia, guttering and downpipes.

Heating

Heating:	Gas ducted heating to bedrooms and living areas (excludes wet areas) Total number of points and unit size product specific.
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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 Redicote flash panel, hinged or sliding doors as per plan. Linen: 2040 high Redicote flush panel, hinged door(s).
Handles:	Flush pull in polished chrome finish.

Ceilings

Height:	2590mm height throughout to ground and first floors.
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Electrical

Internal Light Points:	100mm diameter LED fittings throughout as per standard electrical layout.
External Lights:	100mm LED downlight to front entry. Weather proof Para flood light to rear as per drawings.
Power Points:	Double power points throughout excluding dishwasher and fridge space.
TV Points:	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.
Telephone Point:	Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN)–Basic pack only.
Switch Plates:	White wall mounted switches.
Smoke Detector(s):	Hardwired with battery backup.
Safety Switches:	RCD safely switch and circuit breakers to meter box.

Recycled Water Connection

Recycled Water Connection:	Provide recycled water connection if required (additional charges will apply).
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Site Conditions / Foundations

Foundation Class:	Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m ² with a maximum setback of 5m to the house.
Temporary Fencing:	Supply and hire of temporary fencing to site to council requirements.
Silt Fence:	Supply and hire of environmental silt fence to front of property as required by council.
Rock Allowance:	Allowance of rock excavation and removal (if percussive equipment is required, extra charge will apply).
Termite Treatment:	Termite spray system where required.
Angle of Repose:	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

Connection Costs

Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone account opening fees.

Turnkey Inclusions



Landscaping

The front and rear of your home will be fully landscaped including a mixture of garden beds, turf, permeable toppings (completed to developer guidelines if applicable). Landscaping package is also inclusive of front and rear drip system with timer, fold clothesline and modern letterbox.

Fencing

Your home is fenced with 1800mm high timber paling fence to sides and rear of the dwelling including side wing fence and gate. Note: Fencing height and material may be subject to developer guidelines and approval.

Driveway & Path

Your home includes colour on concrete paving to driveway, porch and alfresco (floorplan specific only). Disclaimer: Concrete paving is not sealed.

Window Furnishings & Flyscreens

Modern & stylish holland blinds cover every window and flyscreens are fitted to every opening window for complete privacy and comfort.

Split System Air Conditioner

Wall mounted reverse cycle split system with isolation switch and condenser.

Alarm System

Alarm system with 3 sensors inc. panel to walk in robe and key pad to entrance inc. single power point.

Fibre Optic Ready

Your Luxton Home comes complete with fibre optic service ready for internet connection. Note: Service provider specific to developer guidelines.

Included Upgrades



- > Fixed site costs – all council requirements and regulations.
- > 6-star energy rating at minimum
- > Featured Facades
- > Full landscaping
- > Full Fencing
- > Coloured driveway, front path, porch and rear coloured concrete
- > Remote Controlled Garage Door
- > Colour selection from extensive options
- > Door and window locks
- > Window Furnishings
- > Flyscreens
- > Clothesline
- > Letterbox
- > Flooring – tiling/timber laminate and quality carpet
- > Reconstituted Stone benchtops
- > Stainless steel appliances – 600mm
- > Overhead kitchen cupboards
- > Designer tapware
- > Vitreous China basins
- > Semi frameless shower screens
- > Tiled shower bases
- > Modern soft closing toilets
- > Chrome bathroom fixtures
- > Chrome door handles
- > LED downlights throughout
- > Climate control – ducted heating and split system air conditioner
- > 2 TV points and antenna
- > 2 telephone points