

**Stone Bench Tops:**

- Provide upgrade to CAT 1 reconstituted stone bench top with 20mm Pencil Edging to Kitchen & Laundry in lieu of standard laminate bench top.  
Note: Oreana Homes will provide a replacement product of commensurate appearance and value in the event the specified material is no longer accessible or permitted.

**Concrete:**

- Provide upgrade from plain concrete to colour through concrete to driveway, porch, and any rear concrete pads

**Design:**

- Provide builders range panel lift Garage door to front in lieu of standard.

**Variations to Standard and Upgrades to Turnkey Specifications**

**The following is a list of items that are included in the building contract price and replace the original item in the Builder Standard and Builder Upgrade to Turnkey Specifications. All items on this list supersede the Builder Standard and Builder Upgrade to Turnkey Specifications, which may include the upgrade or deletion of any item mentioned below.**

**Design:**

- Provide 2700mm ceiling height in lieu of 2400mm.
- Provide 45mm structural slab set down design with additional floor drain to participant bathroom(s).
  - Shower recess to have fall of 1 in 60 to 1 in 80 to the shower waste outlet.
- Provide flush screeded floor design with fall to floor waste to participant bathroom(s).
  - To meet P3 or R10 slip resistance.
- Provide matching finished floor level from the Garage to the house.
- Provide structural provision to trusses of participant bedroom(s) for future ceiling hoist installation.
  - Hoist will have a minimum load capacity of 250kg.

**External:**

- Provide treated pine or similar decking to Alfresco area in lieu of concrete paving to provide seamless step-free transition from internal living area to external Alfresco only.
  - To meet P4 or R11 slip resistance.
- Provide up to 40m<sup>2</sup> of turf to rear landscaping.

## Heating & Cooling

- Provide reverse cycle split system heating & cooling units to living and all bedrooms.

## Electrical

- Provide builders range light dimmers to Bedrooms, Living areas & Kitchen.
- Provide builders range two-way switches to Hallways.
- Provide additional builders range LED downlights to Bathrooms, Bedrooms, Living areas and Kitchen.
  - All switches will be consistently installed at 1100mm from FFL.
- Provide additional builders range double power points to Bedrooms and Living spaces.
- Provide upgrade to 35mm 'rocker' style switches throughout.
- Provide builders range electrical switch and GPO size upgrade.
- Provide additional builders range floodlights to external walls.
- Provide builders range 2-way intercom from carers room to living area & participants bedroom.
- Provide additional capped GPOs to door heads for future door automation to all participant bedrooms, one external entry doorway & one external doorway.
- Provide additional capped GPOs at the window heads for future automation to windows of participant bedrooms and living areas.
- Provide task lighting above all work areas within Kitchen.
  - A minimum level of 300lux shall be achieved when tested at maximum intervals of 1500mm, directly over the surface of the benchtops.
- Provide provision for minimum 2-hour battery emergency power wired to participant bedroom(s) & all automated doors used for entry or egress.
- Provide UPS box connected to emergency power provisions.

## Cabinetry & Stone:

- Provide builders range oven tower to Kitchen.
- Provide overhead cupboards to Kitchen & Fridge space.
  - Overhead cupboards will be provided with 20mm overhang for finger pull access.
- Provide builders range built in cabinetry with trough to Laundry.
- Provide builders range soft close doors/push to open to all cupboards in Kitchen.
- Provide builders range soft close/push to open drawers to all pull out drawers in Kitchen.
- Provide wheelchair accessible pull-out pantry to Kitchen.
- Provide adjustable benchtop to Kitchen, minimum 900mm in width & 440mm of depth.

**Tiling:**

- Provide builders range CAT 1 300x600mm white gloss ceramic floor to ceiling wall tiles to Ensuites & Bathrooms.

**Floor Coverings:**

- Provide upgrade to builder's range CAT 1 non-slip vinyl flooring throughout, excluding wet areas in lieu of standard.
- Provide upgrade to builder's range CAT 2 non-slip vinyl flooring to participant bathroom(s) & Laundry.
- Provide vinyl coving finish to participant bathroom(s) & Laundry in lieu of tiled skirting.
- Note: All floor finishes shall have a minimum slip resistance of P3 or R10.

**Plumbing Fixtures:**

- Provide upgrade to accessible Kitchen & Laundry mixer.
  - Level handle and water outlet no greater than 300mm from the front of the edge of benchtop.
- Provide builders range wall hung white wall basin in Vitreous China to participant bathrooms.
- Provide builders range single shower rail to Ensuites & Bathrooms.
- Provide upgrade to accessible toilets with flushing controls proud of the surface.

**Fixing & Fit Off:**

- Provide upgrade to builder's range solid core entry doors up to 1020mm width.
- Provide builder's range internal door upgrade up to 1020mm width.
- Provide D-type door handles to all internal and external doors excluding sliding doors in lieu of standard.
- Provide shower curtain on rail to participant bathrooms.
- Provide service cupboard with adjustable shelves.
- Provide deadbolts to external doors.

**Appliances:**

- Provide upgrade to builders range electric cooktop to Kitchen.
- Provide upgrade to builders range drawer style dishwasher to Kitchen.
- Provide upgrade to side hinged oven with telescopic shelf to Kitchen.

NOTE: CONTRACT SALES SKETCH IS INDICATIVE ONLY AND SUBJECT TO CHANGE FOR DESIGN PURPOSE AND LOCAL AUTHORITY REQUIREMENTS.

# Turnkey Features



## 20MM STONE BENCHTOPS

20mm reconstituted stone benchtops are a standard turnkey feature throughout Oreana Homes designs. 20mm stone benchtops are included to the kitchen, laundry, and bathroom areas.



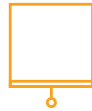
## DUCTED HEATING

Ducted heating to all habitable rooms and bedrooms is included as a standard turnkey feature throughout all Oreana Homes designs providing our clientele with comfort all year round.



## DOWN LIGHTS

Feature LED down lights (Cool White) are included as a standard turnkey feature throughout all Oreana Homes designs.



## HOLLAND BLINDS

Holland blinds with adjustable metal chain are included to all windows and entry sliding doors providing privacy throughout the whole home.



## SPLIT SYSTEM AIRCONDITIONING

Split system air conditioning is included to the family room of each Oreana Homes design providing our clientele with comfort all year round.



## FLYSCREENS

Flyscreens are provided to all openable windows with a flyscreen roller door also provided to the rear entry sliding door.



## APPLIANCE PACKAGE



## LETTERBOX & CLOTHESLINE

A secure feature masonry letter box along with a wall mounted fold out clothesline are two key features included in all Oreana Homes designs.

## FENCING



1.8m high full share fencing is included as a standard turnkey feature to all applicable boundaries and will be constructed in accordance with local development guidelines.



## FRONT & REAR LANDSCAPING

To complete the property in readiness for our clientele to move in, Oreana Homes includes feature landscaping works to all front and rear areas of the property. Feature trees, garden beds and grass areas are all included.



## COLOURED CONCRETE DRIVEWAY

Coloured concrete to the driveway and front porch area is a standard turnkey inclusion for Oreana Homes designs.



# Turnkey Specifications & Inclusions

## PRELIMINARY WORKS

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- Property Information, Site Survey, Soil Test and Site Inspection/s as and when required.
- Drafting of Plans and Structural Engineering Design.
- Building Permit Application and Homeowners Warranty Insurance.
- Three-month Maintenance Guarantee.
- Community Infrastructure Levies.
- Bushfire compliance up to BAL 12.5.

## GENERAL SITE WORKS

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- Installation of underground power, gas, water, and telecommunications provisions.

## 6 STAR ENERGY RATING

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- Wool insulation batts to internal ceilings and external walls.
- Single glazing to all windows and glass sliding doors.

## SEWER & DRAINAGE

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- Sewer line connected to the existing sewer connection point.
- Stormwater line connected to the existing stormwater legal point of discharge.
- Stormwater drainage riser points where required – Located at Builders Discretion.

## FOUNDATIONS

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- Earthworks and site levelling up to 300mm in fall or rise .
- Site Classification up to and including a "H2" Class.
- Concrete Waffle slab design .
- Protekta Termicoat Termite Protection System– Only where required by relevant authority.

## FRAMING & PARTY WALLS

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- Pine wall frame, subfloor, and roof trusses throughout.

## ROOFING

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- Concrete Roof Tiles.
- Colourbond Rain Heads, Downpipes, Fascia, Guttering and Capping's.

## WINDOWS, DOORS & FLYSCREENS

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- Solid core front entrance door.
- Aluminium framed, lockable rear sliding door and windows.
- Aluminium Framed Nylon flyscreens to all openable windows and one sliding door (Positioned at Builder Discretion).

## EXTERNAL FEATURES

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- Natural clay bricks and rolled mortar joints.
- Fibre Cement Sheet infill panels installed above side and rear elevation windows & doors .
- Acrylic Texture Render and cladding as per design.

## GARAGE - CAR ACCOMMODATION

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- Double or Single Lock Up Garage as per design.
- Brick Veneer & Timber Framed external walls .
- Structural Plain Concrete Floor.
- Plaster Ceiling.
- Tiled Skirting to plaster wall locations.
- Motorized panel lift garage door with 2 handset remote controls.

## ELECTRICAL

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- Cool White LED Down Light fittings throughout.
- LED Batten light to garage.
- Floodlight to Each External Rear & Side Yard Entrance / Exit Point .
- Double power points throughout as per design.
- Allowance for Two Free to Air TV Points.
- Roof Mounted TV Antenna .
- Two pre-wired telecommunication points.
- Hardwired Surface Mounted Smoke Detector(s) with battery backup.
- Doorbell to front entrance area with Internal Bell.

## HEATING & COOLING

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- Gas Ducted Heating system with outlets nominated as per design.
- Single Reverse Cycle Split System Air Conditioner.

## PLASTER

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- Plasterboard to Ceilings & Walls.
- Water Resistant Plasterboard to Bathroom and Ensuite Wet area walls.
- Cove cornice to all Ceiling areas.

## PAINT - 2 COAT APPLICATION

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- Gloss Enamel to Entry Doors, Internal Doors, Jambs and Mouldings.
- Flat Acrylic Paint applied to all Ceiling Areas.
- Washable Low Sheen Acrylic Paint applied to all Internal Wall Areas .
- Exterior Low Sheen Sola-shield to external Cladding, Eaves & Soffits, Doors, Jambs & Trims.

# Turnkey Specifications & Inclusions

## STAIRCASE - (IF APPLICABLE)

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- MDF Base Staircase with Carpet Finish.
- MDF Fixed & Visible Painted Stringers.
- Timber Painted or Varnished Handrail fixed to wall.

## WARDROBE & LINEN STORAGE

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- Walk-In Robe with Melamine Shelf and Hanging Rail.
- Built-In Robes with Melamine shelf and Hanging Rail.
- Vinyl Finish Roller Robe Doors & Satin Chrome Tracks.
- Linen Cupboard with 4 Fixed Melamine shelves.
- Broom Cupboard with White Melamine Interior shelf.

## KITCHEN

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- 20mm stone benchtops.
- Stainless Steel Kitchen Sink with Chrome Finish Kitchen Sink Mixer Tapware.
- Pantry and Cabinetry with melamine shelving.
- 600mm Fan Forced Electric Oven.
- 600mm Gas Cook Top.
- 600mm Canopy Rangehood.
- 600mm Stainless Steel Dishwasher.

## BATHROOM & ENSUITE

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- Cabinetry with Laminate Door/s & Drawer/s and Melamine interior shelving.
- White Ceramic Vanity Basin/s with Mounted Chrome Flip Mixer Per Vanity Unit.
- Polished Edge 4mm Mirror to Vanity Area.
- White Acrylic or Steel Bath in Tiled Podium.
- 900mm x 900mm White Polymarble Shower Base to bathroom and ensuite.
- Aluminium Semi-Framed Shower Screens with clear Glazing and Pivot Door Shower Tapware.
- White Ceramic Toilet Suite/s throughout.
- Chrome finish Toilet Roll Holders to toilets.
- 600mm Single Chrome Towel Rails to bathroom and ensuite.
- 20mm stone benchtops.

## LAUNDRY

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- Cabinetry with melamine interior shelving.
- Laundry Trough with bypass and flip mixer tap ware.
- Set of Chrome Hot & Cold Washing Machine Taps.
- 20mm stone benchtops.

## TILING

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- Ceramic Wall Tile to Shower walls.
- Ceramic Splash Back Wall Tiles to Kitchen, Bathroom, Ensuite, WC & Laundry Cabinetry, Vanity, Wall Basin or Bath Areas.
- Ceramic Floor Tile to Entry Hallway, Kitchen, Meals, Bathroom, Ensuite, WC & Laundry Wet Areas.
- Ceramic Skirting tile to Bathroom, Ensuite, WC & Laundry Wet Areas.

## CARPET

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- Category 1 Floor Carpet with Underlay to the following areas:
  - » All Bedrooms
  - » All Robe Areas
  - » Study Room (If a separate room)
  - » Living & Rumpus Areas (If Applicable)
  - » Theatre Room (If Applicable)
  - » Staircase (If Applicable)
  - » All First Floor Areas (Other than Wet Areas & WC / Powder Rooms)

## WINDOWS FURNISHINGS

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- Internal Holland Blinds to all accessible Windows and sliding doors.

## CONCRETE DRIVEWAY

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- Colour Concrete Finish to Driveway, Porch & Path Areas.

## FENCING & LANDSCAPING

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- Full share 1800mm high fence with wing return fence to front.\*
- Topsoil to Garden Bed & Seeded Grass areas.
- Feature Pebble as per design.
- Pine Mulching's to all remaining Garden Bed areas.
- Tuscan Toppings (or similar) to path, side or walkways.
- Feature tree to front and rear landscaping.
- Garden Plants located at Builders discretion.
- Preformed Letterbox.
- Wall Mounted single fold down Clothesline.
- Concrete pavers as per design.

## HOT WATER SYSTEM

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- 150L Solar Hot Water System.
- 20L Gas Booster.
- Roof Mounted Solar Panel.