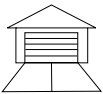
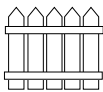


# TURNKEY OPTIONS

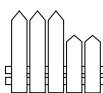


## **Colour on Concrete Paving** Driveway (up to 30m<sup>2</sup>).



## **Fencing**

Full share fencing to sides and rear boundaries (note fence finishes inline with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all Colorbond® or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).



## **Wing Fence**

1800mm high and 900mm wide gate to side of house (if required). Fencing type allowed Colorbond® / timber paling capped with 125 x 75mm exposed posts.



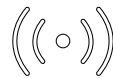
## **Front Landscaping**

includes mixture of mulch, pebbles, rocks, garden bed with 150mm plants, dripper system, battery operated timer, 2 of 1200mm high trees to front of dwelling and concrete letterbox to suit style of home.



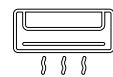
## **Rear Landscaping**

Includes mulched garden bed with trees and / or plants to rear boundary, up to 50m<sup>2</sup> of instant natural turf, topping to remainder of land to rear and side boundaries, dripper system connected to tap, fold away clothes line with 3m<sup>2</sup> of colour on concrete pad and 12m<sup>2</sup> of colour on concrete paving to rear or alfresco area (plan specific).



## **TV Antennae**

Connection to roof including connection to internal TV points.



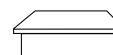
## **Split System Air Conditioner**

(3.3kw) including isolation switch and condenser to be wall mounted. Note- installation price includes condenser and head unit to be installed to an external wall within 3m of each other.



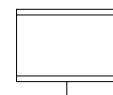
## **Alarm System**

Comes with 3 sensors including panel to walk in robe and key pad to entrance including single power point.



## **Reconstituted Stone**

Benchtops to kitchen in lieu of standard laminate - max length 3000 x 800 island and 3000 x 600 rear including 20mm square edge, installation to cupboards.



## **Holland Blinds**

Comes with metal chain and Vibe Block out (design specific).



## **Flyscreens**

Aluminium framed to all openable windows - colour to match window colour.

*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.*

# SPECIFICATIONS

## Kitchen Appliances

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### Oven

Stainless steel 600mm fan forced oven.

### Hot Plate

Stainless steel 600mm gas cook top with wok burner.

### Rangehood

Stainless steel 600mm wide canopy range hood.

### Dishwasher

Stainless steel dishwasher.

### Sink

Double bowl stainless steel sink.

### Tap

Flickmaster tap, chrome finish.

## Cabinetry

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### Cupboards

Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings. Laminate finish doors from builder's range Category 1.

### Doors/Drawers

Standard laminate from builder's predetermined colour boards.

### Microwave Provision

Standard laminate including single power point.

### Kitchen Bench Top

Laminate square edge from builder's predetermined colour boards.

### Vanity Bench Tops

850mm high laminate square edge benchtop from builder's predetermined colour boards.

### Handles

Selected from builder's predetermined colour boards.

## Bathroom & Ensuite

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### Basins

Vitreous china vanity basin (white).

### Mirrors

1150mm high polished edge mirror to full width of vanity.

### Bath

Vega 1500mm freestanding bath (white).

### Shower Bases

Tiled shower bases with waterproof system 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

Handheld 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

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### Wall Tiles

Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's predetermined colour boards.

### Floor Tiles

Floor tiles to ensuite, bathroom, laundry and WC. selection as per builder's predetermined colour boards.

## Floor Coverings

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### Laminate Flooring

Builders range laminated flooring as shown on plan. Selection as per builder's predetermined colour boards.

### Carpet

Carpet to area's not tiled or with laminate flooring. Selections as per builders predetermined colour boards and as shown on plan.

## Paint - 2 Coat Application

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### 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 predetermined colour boards.

## External Features

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### Bricks

Clay brick selection from builders' pre-determined colour boards to single storey homes.

### Mortar Joints

Face Brickwork - Natural colour rolled joints.

## Front Elevations

As per Working Drawings. Acrylic render 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 (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).

## Front Entry Door

Smart entry key coded lock on front entry door.

## Door Furniture

Front Door: 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 infills over all windows and doors (excluding garage front elevation) to single storey homes and ground floor only of double storey homes.

## Door Seal

Door seal and weather seal to all external hinged doors.

## Balcony Balustrade

Facade Specific

## Balcony Tiling

Builders range external ceramic tile.

## Insulation

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### Ceiling

Glasswool Batts to ceiling of roof space only (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. 6 Star standard compliant (excluding double glazing and low E).*

## Garage

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### General

Garage with tiled roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.

### External Walls

Brick veneer (on boundary wall or product specific if required).

### Pedestrian Door

Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

### Door Frame

Aluminium powder coat finish.

### Door Furniture

Entrance lockset.

## Internal Features

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### Doors

2040mm high flush panel hinged or sliding doors (house design specific).

### Door Furniture

Key coded locks to all bedroom doors. Lever door furniture to all other doors.

### Mouldings

67 x 18mm Beveled MDF skirting & 67 x 18mm MDF beveled architraves.

### Door Stops

Plastic white door stops to hinged doors (where applicable).

### Door Seals

Door seal to nominated internal doors.

*Note: This will be in accordance with energy rating assessor's report.*

## Hot Water System (Estate Specific)

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### Hot Water

Air-water heat pump system with 170 litre storage tank, and continuous mains pressure 20 litre gas booster.

### OR

Gas continuous flow water heater system (up to 27 sq.'s - 20 L/M Unit & 28 sq.'s and above 26 L/M unit). Note: Continuous flow water heater will be used in estates where recycled water is available.

## Laundry

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### Trough

Stainless steel tub and melamine cupboard with bypass.

### Tap

Flickmaster tap, chrome finish.

### Washing Machine

Chrome washing machine stops/grubs.

## Plaster

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### Plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 75mm cove cornice throughout.

## Plumbing

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### Taps

2 No. external taps.  
(1 to front water meter and 1 next to laundry exit)

## Roofing

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### Pitch

Roof pitch to be 22.5 degrees.

### Material

Concrete colour on roof tiles from builder's predetermined colour boards.

### Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

## Heating

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### Heating

Split system air conditioners in all bedrooms and living room (excludes wet areas).

## Framing

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### Framing

Engineered pine wall frame and roof trusses.

## Storage

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### Shelving

Walk In Robe: One white melamine shelf with hanging rail.

### Robe

One white melamine shelf with hanging rail.

### Pantry/Linen

Four white melamine shelves.

### Doors

Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.

### Pantry/Linen

2040mm high with segmented in sections with digital locks (design specific).

### Handles

Handles in polished chrome finish.

## Ceilings

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### Height

2440mm (nominal) height throughout.

## Electrical

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### Internal Light Points

100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

### External Lights

100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

### Power Points

Double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working electrical plan).

### TV Points

One TV point to all bedrooms and living area, including 5 metres of coaxial cable to roof space.

### Telephone Point

Two pre-wired telephone points to kitchen & 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 safety switch and circuit breakers to meter box.

## Site Conditions / Foundations

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### Foundation Class

Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required or additional charges may apply.

### Temporary Fencing

Supply and hire of temporary fencing to site where required 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 explosives or core drilling required, extra charge will apply).

### Termite Treatment

Termite spray system where required by relevant authority.

### Angle of Repose

Home to be sited to a minimum of three metres off easement. (If sited closer than additional charges may apply).

## Structural

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### Warranty

10 year structural warranty and 3 month maintenance warranty

## Service Connections

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Connections are based on an allotment of up to 650 square metres with a maximum six metre setback to house (connection to stormwater and sewer points are provide within the building lot, single phase underground power up to 12 metres from pit and same side dry water tapping). Does not included electricity and telephone consumer account opening fees.

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point. BAL 12.5 - will be included FREE if required. Recycled Water – will be included FREE if required.

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# INCLUSIONS RANGE

## Bathroom

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Phoenix Sonata hand shower & rail in chrome



Executive shower screen tiled base



Towel rail & toilet roll holder



White acrylic bath



Shower Mixer in chrome



Ceramic basin - white



Toilet suite with soft close seat in white



Basin Mixer in chrome

## Laundry & Hot Water Service

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Laminated white cabinet with 45 litre stainless steel trough



Air-water heat pump hot water system with 170 litre storage tank, and continuous mains pressure gas booster (estate specific)



OR



Gas continuous flow water heater system (estate specific. Will be used in estates where recycled water is available.)

# INCLUSIONS RANGE

## Kitchen & Flooring

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Double bowl sink



600mm dishwasher  
12 settings, 7 programs



600mm electric fan  
forced inbuilt oven with  
manual timer



600mm canopy  
range hood



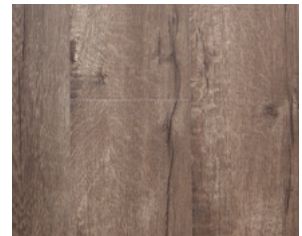
Benchtop (Laminate)



600mm cooktop 4  
burner w/wok cast iron  
trivets



Sink Mixer - Chrome



Bolero timber look  
laminate flooring

## Garage & Roofing

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Remote controlled Colorbond®  
Sectional overhead garage door  
with 2 remotes



Monier Atura roof tile

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