

Kitchen

Oven: European 600mm wide underbench stainless steel fan forced oven.

Hot Plate: European 600mm stainless steel gas cook top with cast iron trivets and wok burner.

Range Hood: European 600mm stainless steel canopy range hood.

Provision for future dishwasher including single power outlet and capped cold water point.

Sink: 1¼ bowl stainless steel sink with basket waste.

Tap: 4 star stylish European design 'Mizu' 1500 sink mixer.

Microwave provision incorporated in kitchen base cupboards, including single power point (Product specific).

Cabinetry

Cupboards: Fully lined melamine modular cabinets.

Doors/Drawers: Standard laminate. Selected as per Interior Colours Schedules.

Kitchen Bench Top: Reconstituted stone veneer with 20mm square edge detail. Selected as per Interior Colour Schedules.

Vanity Bench Tops: Laminate square edge. Selected as per Interior Colour Schedules.

Handles: Selected as per Interior Colour Schedules. Colours selected as per Interior Colour Schedules.

Bathroom & Ensuite

Basins: Vitreous china square inset vanity basin (white).

Mirrors: Polished edge mirrors full length of vanity and mounted one tile above bench top.

Bath: Acrylic bath (white) in tiled podium.

Shower Bases: Tiled shower bases (colour to match floor tiles).

Shower Screens: Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

Taps: 4 star stylish European design mixer tapware to vanity basins and showers.

Bath: Bath set in chrome finish.

Shower Outlet: Water saving Phoenix Sonata 3 way hand set with slide rail.

Toilet Suite: Imperial Ware 'Valero' water saving full vitreous close couple suite with evo system.

Accessories: Double towel rails, with separate toilet roll holders in chrome finish securely fitted to timber wall studs.

Exhaust Fans: Exhaust fans including self sealing air flow draft stoppers to bathroom and ensuite.

Ceramic Tiling

Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selections as per Internal Finishes Schedule. Floor tiles to ensuite, bathroom, laundry, WC, kitchen, meals and entry where shown on plans. Selections as per Internal Finishes Schedule. 100mm high skirting tiles to bathroom, ensuite, WC and laundry.

Carpet

Carpet to all bedrooms and living areas as per standard plan. Selections as per Internal Finishes Schedule.

External Features

Brickwork: Clay bricks. Selected as per Exterior Colour Schedules

Mortar Joints: Natural colour raked joints.

Front Elevations: As per Working Drawings.

Cement render to selected areas as per plan (House 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) (House specific).

Front Entry Door: Corinthian Homebush Classic PHBC4 or Corinthian Madison PMAD 101, PMAD 104 or PMAD 114 range with slumped glass (House specific).

Laundry External Door: Fully clear glazed hinged door.

Fly Screens: Aluminium fly screens to all opening sashes.

Window Locks: to all opening sashes (keyed alike)

Door Furniture:

Front Door: Entrance lockset in polished stainless steel with deadbolt.

External Hinged Door(s): Entrance lockset in polished stainless steel. Door seal and weather seal to all external hinged doors.

Infills over Windows: Cement sheet infills above side and rear elevation windows and doors.

Termite Treatment: Termguard termite spray system where required by relevant authority.

Garage

General: Double garage with tiled hip roof including double sectional lift-up Colorbond® door in contemporary profile to front, painted finish infill over front door, plaster ceiling and concrete floor.

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.

Internal Features

Room Doors: Flush panel hinged doors with chrome hinges

Room Door Furniture: Internal lever door furniture in satin chrome finish

Moldings: Beveled edge MDF skirting & beveled edge MDF architraves.

Plastic white door stops to hinged doors (where applicable). Door seal and brush strip draft seal to nominated internal doors.

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

Laundry

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

Plaster

Plasterboard to ceiling and wall, villaboard® to ensuite, bathroom, above laundry trough, 75 mm cove cornice to all areas (except in bedrooms and all wet areas which are 55mm cove cornice).

Roofing

Concrete colour on roof tiles from builders standard range. Colours selected as per Exterior Colour Schedules. Colorbond® fascia, guttering and downpipes.

Paint – 2 Coat Application

Gloss enamel to internal doors, jambs & moldings. Flat acrylic to ceilings. Washable low sheen acrylic to internal walls. Gloss enamel to front entry door. Colours selected as per Exterior & Interior Colour Schedules.

Storage

Shelving: Walk in Robe: one white melamine shelf with hanging rails. Robes: One white melamine shelf with hanging rails.

Pantry/Linen: Four white melamine shelves.

Doors: Robes: Sliding – 2040mm high readicote flush panel sliding doors. Pantry/Linen: Flush panel, 2040mm high hinged door(s).

Handles: Internal lever door furniture in satin chrome finish.

Ceilings

2550mm (nominal) height throughout

Framing

Stabilized pine wall frame and roof trusses.

Plumbing

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

Electrical

Internal Lights Points: Refer to Eco living section

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 provisions and fridge space.

TV Point: Two points including coaxial cable to roof space (one to main bedroom and one to living area). Telephone point: One 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

Alarm System

Video Door Phone: Color Video Door phone with high resolution intercom.

Landscaping

Front: Water tolerant and low maintenance garden.

2 No. trees minimum 1200mm high.

10 No. small shrub style plants. Combination of any of the following (chip bark, mulch, gravel, pebbles and granitic sand). As per Landscape Plan.

Letterbox installed in accordance with style of dwelling.

External Paving

Coloured concrete driveway, porch and path to front door.

Fences

Wing fences and gate where applicable.

1800mm high fencing (80 lineal metres @ ½ share) to boundaries as per design guidelines.

Foundations

Up to Class 'H' concrete slab, a maximum of 300mm fall on a building allotment of up to 400m² with a maximum setback of 5m to the house.

Connection Costs

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

Does not include electricity and telephone consumer account opening fees.

Site Costs & Preliminary Works

Up to Class 'H' Slab

Rock Removal

Site Fall

Survey, Soil Test & Site Inspection

Permit Application

Plans Drawn and Sited

ECO LIVING INCLUSIONS

5 Star Energy Insulation

Ceiling: R4.0 Glasswool batts to house only

External Walls: R2 Glasswool 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.

Solar Hot Water System

Gas boosted 5.4 star hot water service.

Heating

5 star ducted heating to bedrooms and living areas (excludes wet areas) with programmable controller. Total number of points and unit size product specific – refer working drawings.

Internal Lights Points

Energy saving white round fixed compact fluorescent downlights to living area and kitchen (number of light points house specific). Batten fix shade with energy saving fluorescent globes to all remaining areas.

Water Tank

2000 litre slimline water tank plumbed to (2 No) toilet suites and washing machine, connected to (1 No) downpipe, including all electrical and plumbing connections.

Energy Efficient Windows

Aluminium improved energy efficient windows

Energy Efficient Products

Exhaust fans, weather seals, draft stoppers

Water Saving Taps and Showers