

external features

Concrete Slab	Grillage raft slab with 200mm x 450mm deep beams reinforced with 1/N20 reinforcement rod top and bottom. 100mm thick slab reinforced with 1 layer F72 reinforcement mesh
Brickwork	Clay bricks from builder's selection Category 1
Mortar Joints	Natural colour raked joints
Termite Treatment	Termite management system as per AS3660.1 to all slab penetrations and to full perimeter of the dwelling
Light Weight Cladding	Fibre Cement products to areas as per standard working drawings (Product Specific)
Roof Cover	Tiles: Concrete roof tiles from builder's selection Category 1 Metal: COLORBOND® Corrugated sheet roof or Zinalume tray deck (Product Specific)
External Plumbing	Two external wall mounted taps, one to the front of house, one to the rear of the house, located on the house wall adjacent to laundry external door
Roof Plumbing	COLORBOND® metal fascia, barge, gutters and downpipes Quad gutter with 100 x 50mm rectangular downpipes (Product Specific) Flat Back gutter with 75mm diameter downpipes (Product Specific) Up to 100 lineal metres of standard stormwater pipe included One round PVC down pipe on sealed system with direct connection to rainwater tank (tank included)
Entry door	Front: Paint finished flush panel, moulded and routed panels 2040mm high, width of door product specific refer to working drawings Laundry: (Hinged Door only) half light glazed flush panel, 2040mm high x 820mm wide
Door furniture	Front Door: Entry set with deadbolt External Hinged and Garage access Door (where applicable): Entry set keyed alike to front door with deadbolt Doorstop: Select from builder's standard range
Entry Frame	Front Entry: 'Enviro-seal' Timber with aluminium sill and clear glazed sidelight(s) (Product Specific) Laundry (Hinged door): Timber or aluminium (Product Specific, refer working drawings) Laundry (Sliding door): Refer 'Sliding and French Doors' item below

Windows	Front Elevation: Feature windows to front facade (Product Specific) Side and Rear Elevations: Aluminium sliding with powdercoat finish. (Product Specific) Aluminium awning with powdercoat finish to double glazed windows. (Product Specific)
Sliding Doors	Aluminium, powdercoat finish (Product Specific, refer working drawings) Timber, gloss acrylic paint finish as for external woodwork (Product Specific)
Insect Screens	Windows: Aluminium framed, powder coat finished to matched windows with black nylon mesh fitted to all openable windows of house only (excludes windows to garage) Sliding Doors: Aluminium framed, powder coat finished to matched doors with black nylon mesh fitted to all sliding doors, not including stacker doors
Window Coverboards	Corner or Straight Coupled: Timber with gloss acrylic paint finish to match windows
Infills Over Windows (Single Storey)	Front Elevation: Brickwork infills Side and Rear Elevations: Fibre Cement sheet infills
Infills Over Windows (Double Storey)	Front Elevation: Brickwork infills to ground and first floor Side and Rear Elevation: Brickwork infills to ground and first floor Side and Rear Single Storey Sections: Fibre Cement sheet infills

framing

Walls	Single storey: 90mm thick MGP10 timber frame throughout Double storey: 90mm thick MGP10 timber frame throughout to both floors
First Floor Floor Joists	300mm deep engineered floor joists to engineers' specification
Roof	Stabilised timber roof trusses



paintwork

	All paint colours to be selected from builder's standard selection Category 1
External	<p>Front door: Sealer undercoat with enamel gloss top coats</p> <p>Other Hinged Doors and Sliding doors: Sealer undercoat with Low Sheen acrylic top coats</p> <p>PVC downpipe: Low Sheen acrylic (one colour)</p> <p>Woodwork: Low Sheen acrylic (one colour)</p>
Internal	<p>Woodwork and Doors, including internal face of External Sliding or Bi-fold doors: Sealer undercoat with enamel gloss top coats (Doors, skirting and architraves to be one colour)</p> <p>Ceilings: Flat acrylic (one colour throughout)</p> <p>Walls: Two tinted coats washable Matt acrylic. (one colour throughout)</p>

internal features

Ceiling Height	<p>Single Storey: 2400mm throughout</p> <p>Double Storey: 2400mm throughout to ground floor and 2400mm to first floor</p>
Room Doors	Flush panel 2040mm with doorstops, from builder's standard range
Room Door Furniture	Designer handles. Select from builder's selection Category 1. Privacy locks to Bathrooms, W.C's and Powder rooms.
Mouldings	<p>Skirtings: 67mm high, from builder's selection Category 1 (PMDF)</p> <p>Architraves: 67mm wide, from builder's selection Category 1 (PMDF)</p>
Cornice	55mm Cove cornice throughout

insulation

Ceiling	R4.0 Glasswool batts to house and garage only
External walls	R2.0 Glasswool batts (including party wall between house and garage) plus weather wrap to ground and first floor, joins in weather wrap to be taped, gaps around windows/doors sealed

appliances

Oven	(Electric) Stainless steel, 600mm wide, fan-forced
Hot Plate	(Gas) Stainless steel cooker, 600 mm wide, with electronic ignition
Rangehood	Stainless steel, 600mm wide canopy rangehood, with multi-speed recirculating fan

cabinetry

Cupboards	Fully lined modular cabinets
Overhead Cupboards	Finish as for base cupboards, 600mm high x 300mm deep with painted infill panel over. To kitchen only, refer working drawings for extent
Door/Drawers	Standard laminate from builder's 'Category 1 Range'
Bench Tops	Standard laminate from builder's 'Category 1 Range'
Bench Top Edges	Laminated square edge
Handles	Select from builder's selection Category 1

kitchen

Sink	Deluxe 1230mm 1¾ bowl stainless steel with one tap hole
Tap	Single level mixer with 210mm rectangular spout, chrome finish
Microwave Provision	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point (not included in all products, refer working drawings for standard inclusion)
Dishwasher Provision	Opening for future dishwasher including single power point and capped cold water point

bathroom/ensuite

Mirrors	Silver backed, polished edge seated on vanity
Basins	<p>Inset Basin: White vitreous china inset vanity basin, one tap hole, with chrome plug and waste, overflow with chrome trim</p> <p>Semi-recessed Basin: White vitreous china inset vanity basin, one tap hole, with chrome plug and waste, overflow with chrome trim. (not included in all products, refer working drawings for standard inclusion)</p> <p>Wall Basin: White vitreous china inset vanity basin, one tap hole, chrome plug and waste, overflow with chrome trim and chrome bottle trap, chrome waste and overflow. (not included in all products, refer working drawings for standard inclusion)</p>
Bath	White acrylic with matching waste, 1500 or 1675mm long (refer working drawings for standard inclusion)
Shower Bases	Ceramic tiled shower base with square chrome waste
Shower Screens	Semi frameless with pivot door and clear laminated glass
Taps	Single level mixer, chrome finish



Outlets	<p>Basin: Integrated in tap</p> <p>Bath: Rectangular 250mm spout, chrome finish</p> <p>Shower: Adjustable shower rail, chrome finish</p>
Bathroom Accessories	<p>Soap Holder: Chrome finish to shower recess.</p> <p>Towel Rail: Chrome finish, 750mm long double rail to bathroom(s) and ensuite(s)</p> <p>Towel Ring: Chrome finish to powder room</p> <p>Toilet Roll Holder: Chrome finish to W.C location</p>
Toilet Suite	White vitreous china toilet suite with concealed waste and dual flush cistern and chrome mini cistern stop tap

laundry

Trough and Cabinet	45 litre single bowl stainless steel, with concealed bypass, standard basket waste, white finish metal cabinet under and mini washing machine stop taps inside laundry cabinet.
Tap to Trough	Single level mixer with upswept swivel spout, chrome finish
Suds By-pass	Direct connection to side of trough waste outlet

storage

Shelving	<p>Robes: One white melamine shelf and hanging rail</p> <p>Walk in Robe: One white melamine shelf and hanging rail</p> <p>Pantry/linen: Four white melamine shelves</p> <p>Broom: One white melamine shelf</p>
Robe Doors	Sliding: 2065mm (nominal) high, vinyl clad finish; aluminium frame and vinyl colour selection from builder's selection Category 1 (refer working drawings for inclusion and width)
Walk in Robe Doors	<p>No Doors: Open shelving only where no doors are indicated on working drawings. (refer working drawings for standard inclusion)</p> <p>With Doors: Hinged doors as for 'Doors, Robes' above (refer working drawings for standard inclusion)</p> <p>Pantry, Linen, Broom: Flush panel, 2040mm high hinged doors</p>
Handles	Designer handles. Select from builder's selection Category 1

hot water unit

Hot water unit	Rheem 18 and/or Rheem 24 (product specific) gas fired continuous flow hot water unit, with manual thermostat, mounted on surface of external wall.
Gas Reticulation	Upgrade gas reticulation to accommodate installation of second hot water unit

electrical

Power Points	Doubles throughout excluding Dishwasher, Microwave, Fridge, Cloths Dryer and Washing Machine (Product Specific)
Internal Light points	Fixed batten holder
External Light Points	Fixed batten holder to entry and weatherproof adaptor to light at rear as per drawings
Switch Plates	White, (wall mounted where practical)
Smoke Detector	Hardwired with battery backup
Exhaust Fans	Above showers, and water closet without direct ventilation to outside air
TV Points	Two points including 5m of coaxial cable to roof space as per working drawings
Telephone Point(s)	One point with wall plate as per working drawings including underground connection to supply pit.
Safety Switch	Two RCD safety switches and circuit breakers to meter box, one to power circuit and one to light circuits

sustainable energy

Rainwater Tank	One 1000 litre rainwater tank with plumbing connection to one sanitary flushing systems or laundry including, automatic pressure pump with electronic control and back-up bypass system. Tank location adjacent to dwelling as shown on working drawings
Draft Exclusions	<p>Clipsal 'Draft-Stoppa' installed over all ceiling exhaust fans</p> <p>Entry frames: Full perimeter draft seals to all entry door frames excluding garage external pedestrian door</p>



ceramic tiling

Wall Tiles and Bath Hob	Builder's selection Category 1 range wall tiles to areas as per standard working drawing Plain aluminium 'L-Shape' angle trim to bath hob/riser junction
Floor Tiles	Builder's selection Category 1 range floor tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing
Shower Base	Builder's selection Category 1 range floor tiles
Skirting Tiles	100mm high, select from Builder's selection Category 1 range floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing
Balcony Tiles	400 x 400mm Glazed Ceramic tiles with 'textured finish' to top surface. Select from builder's selection Category 1 (Product Specific, refer working drawings for inclusion of balcony)

stairs

KDHW handrail, clear polyurethane finish, 14mm diameter factory finished matt black etch paint metal balusters, (Double Storey Homes)

MDF cut stringer, treads and risers, gloss paint finished.

garage

General	6000mm x 5500mm min. internal double tiled hip roof garage, plaster ceiling, concrete floor and brickwork above front door opening NOTE 1: Garage size and front garage door widths shown above are nominal widths only, Refer standard working drawings for actual sizes NOTE 2: Flat roofed garages will have metal deck roof cover in lieu of tiled roof, refer standard working drawings
External walls (Product Specific)	Garages: Brick veneer, single and double storey homes
Vehicular door (Product Specific)	Front: COLORBOND® sectional overhead manual operation door (Product Specific) (Facade specific, refer working drawing for width of door) Rear: COLORBOND® continuous curtain 'Residential Roll-up' manual operation door (Product specific, refer working drawing for inclusion of door and width)
Pedestrian Door	Door Frame: Timber with sealer undercoat and Low Sheen acrylic top coats paint finish Door: Weatherproof flush panel with sealer undercoat and Low Sheen acrylic top coats paint finish, opening in Door Furniture: Entry set keyed alike to front door with deadbolt

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