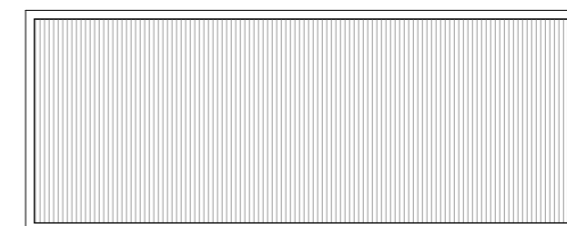
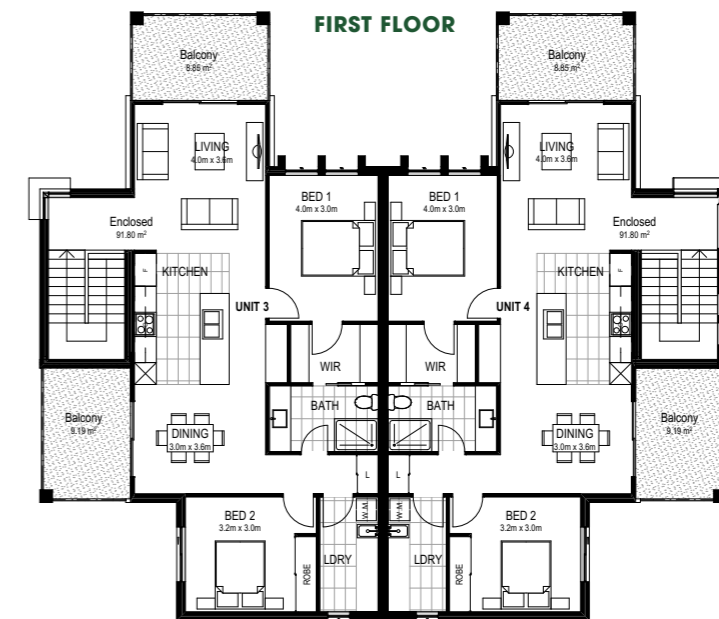
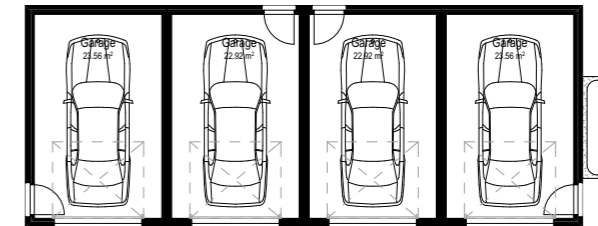
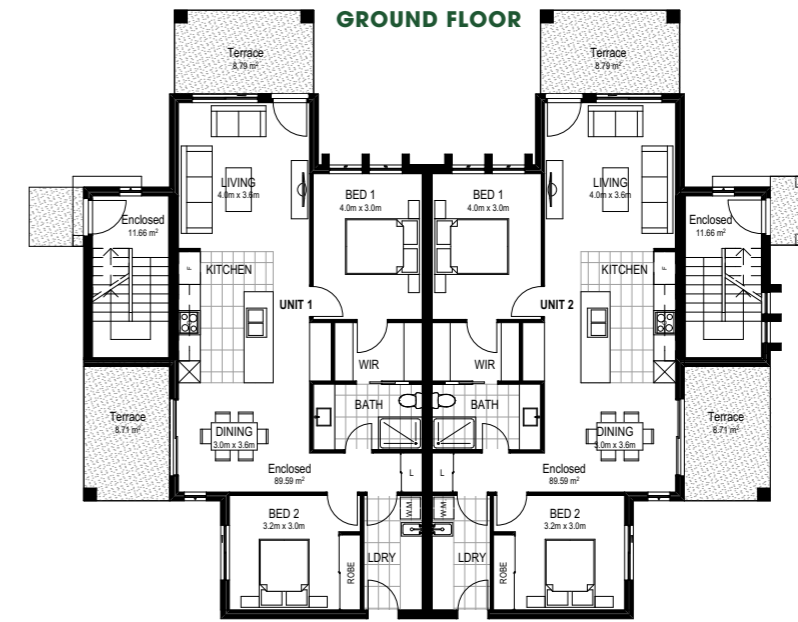


# MANOR HOUSE



Available on the following lots

**LOT NUMBER** | 1113S1 | 1113S2 | 1113S3 | 1113S4 |



# SPECIFICATION AND INCLUSION SCHEDULE

## EXTERIOR FINISHES

### WALLS

Combination of any of the following:

- Face masonry
- Rendered masonry
- Rendered Fibre Cement Sheet Cladding
- Painted Fibre Cement Sheet weatherboards
- Timber

### ROOFING

- Colorbond® and /or Zinalume® steel sheet roof cover

### WINDOWS

- Aluminium awning and/or sliding suites with keyed alike locks to each opening sash
- Translucent glazing to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements

### FRONT DOOR

- Paint finish 820 wide x 2040 high hinged door with translucent glazing, from the Corinthian Madison range

### FRONT DOOR FRAME

- Paint finish with translucent glazing to sidelight (where applicable)

### FRONT PORCH CEILING

- Lined with FC Sheet

### FRONT GARAGE DOORS

- Sectional overhead Colorbond® door with auto opener and three hand held transmitters

### ENTRY PORCH

- External first quality ceramic tiles

### DRIVEWAY

- Colour on concrete finish

### FENCING

- Unpainted treated timber paling fence to side and rear boundaries

### LETTERBOX

- Lightweight rendered finish with street number

### REAR TERRACE

- External first quality ceramic tiles

### LANDSCAPING

- Landscaping to front and rear yards including a combination of turf and shaped garden beds with feature planting including tree, ground cover or shrubs (plant species is season dependent)

## INTERIOR FINISHES

### FLOOR COVERINGS

- First quality ceramic tiles to ground floor living, dining & kitchen and to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

### WALLS

- Plasterboard with low sheen 3 coat paint finish

### CEILINGS

- Plasterboard with flat paint finish

### WALL TILING

- Bath & Ensuite - All walls tiled to ceiling height with square set ceiling/walls at junction  
Splashback in laundry
- Skirting tiles to laundry & powder room

### DOORS & WOODWORK

- Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops to each

### STAIRS

- Timber tread stairs & rises with stainless steel/timber combination balustrade

### CORNICE

- 75mm cove cornice to all other areas

### THERMAL INSULATION

- As required to meet five star energy rating. Generally batts and sisalation foil to walls and batts to ceilings

### WOODWORK

- 68 x 19 MDF architrave and 92 x 19 MDF skirting, both in gloss painted finish

### CEILING HEIGHT

- 2700mm (nominal) to ground floor
- 2400mm (nominal) to first floor

## FIXTURES & FITTINGS

### KITCHEN

#### CABINETS

- Fully lined melamine carcass

#### DOORS AND DRAWERS

- Polytec Thermo-laminated gloss finish in Manchester profile with soft close drawers

#### BENCHTOPS

- Reconstituted stone – 20mm thick with waterfall ends to island bench in stone

#### SPLASHBACK

- Tiled splashback
- Glass (optional)

#### SINK

- Stainless steel 1.5 bowl undermount

#### TAPWARE

- Chrome finish gooseneck sink mixer with hand held spray attachment

#### DISHWASHER

- Inalto stainless steel dishwasher

#### OVEN

- 2 x Inalto 600mm underbench stainless steel electric ovens to all 2 and 1 storey homes
- 1 x Inalto 900mm underbench stainless steel electric oven to all terrace and manor home design

#### COOKTOP

- Inalto 900mm gas stainless steel with wok-burner & cast iron trivets

#### RANGEHOOD

- Inalto 900mm wide canopy rangehood

#### MICROWAVE SPACE

- Integrated into island bench

### LAUNDRY

#### TROUGH

- Clark Flushline stainless steel 45 litre inset trough

#### CUPBOARD

- Fully lined melamine carcass

#### DOORS AND DRAWERS

- Laminated with 1.5mm edge

#### BENCHTOP

- Laminate with square edges (except terraces)

#### TAPWARE

- Chrome finish sink mixer
- Chrome finish washing machine stops

#### EXHAUST FAN

- Ceiling mounted

#### TOWEL RING

- Chrome finish

### POWDER ROOM

#### TOILET SUITE

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### BASIN

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed Caroma Liano basin and Polytec Thermo-laminated doors. Design specific

#### TAPWARE

- Chrome finish to basin mixer

#### TOWEL RING

- Chrome finish

#### MIRROR

- Polished edges

#### EXHAUST FAN

- Ceiling mounted

#### TOILET ROLL HOLDER

- Chrome finish

### BATHROOM

#### SHOWER SCREEN

- Grange series, 2000mm high semi-frameless with clear glass

#### TOILET

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### SHOWER BASE

- Tiled with chrome floor waste

#### MIRROR

- Polished edges

#### EXHAUST FAN

- Fan/light/heater combination unit

#### VANITY

- Fully lined melamine carcass

# SPECIFICATION AND INCLUSION SCHEDULE

## DOORS AND DRAWERS

- Polytec Thermo-laminated gloss finish in Manchester profile with soft close drawers

## BENCHTOPS

- Reconstituted stone – 20mm thick with square edge

## BASIN

- Caroma Liano vitreous china inset basin

## FIXTURES & FITTINGS CON'T

## BATH

- Acrylic

## TAPWARE

- Chrome finish mixer to basin and shower

## SHOWER ROSE

- Hand held adjustable shower on rail

## TOWEL RAIL

- Double rail in chrome finish

## TOILET ROLL HOLDER

- Chrome finish

## SOAP DISH

- Chrome finish

## ENSUITE

## SHOWER SCREEN

- Grange series, 2000mm high semi-frameless with clear glass

## TOILET

- Vitreous china back to wall pan with soft close seat and close coupled cistern

## SHOWER BASE

- Tiled with chrome floor waste

## MIRROR

- Polished edges

## EXHAUST FAN

- Fan/light/heater combination unit

## VANITY

- Fully lined melamine carcass

## DOORS AND DRAWERS

- Polytec Thermo-laminated gloss finish in Manchester profile with soft close drawers

## BENCHTOPS

- Reconstituted stone – 20mm thick with square edge

## BASIN

- Caroma Liano vitreous china inset basin

## BATH

- Acrylic (where applicable)

## TAPWARE

- Chrome finish mixer to basin and shower

## SHOWER ROSE

- Ceiling mounted rain shower with hand held adjustable shower on rail

## TOWEL RAIL

- Double in chrome finish

## TOILET ROLL HOLDER

- Chrome finish

## SHOWER SHELF

- Chrome finish

## BEDROOMS

### WARDROBE

- 2065mm high framed mirrored sliding robe doors
- Melamine shelf with hanging rail
- 450mm wide melamine tower with 4 drawers & 3 open shelves to each robe

### BEDROOM ONE

- Walk in Robe
- Generally 2040mm high gloss painted hinged door
- Double hanging space to half of robe including additional Melamine shelf with hanging rail
- 1 X 450mm wide melamine tower with 4 drawers & 3 open shelves to each walk in robe

## GENERAL

### HEATING COOLING

- Ducted reverse cycle heating/cooling system
- Split system aircon to 2 bedroom manor homes

### CLOTHES LINE

- Wall or ground mounted folding clothes line including concrete pad

### FLYSCREENS

- Black Fibreglass mesh to all openable windows only

### RAINWATER TANK

- Provided to Basix requirements

## DOOR HARDWARE

### ENTRY DOOR

- Gainsborough Tri Lock

### EXTERNAL SLIDING DOORS

- Latch and deadlock

### INTERNAL DOOR FURNITURE

- Chrome finish lever passage set

### BATHROOM, ENSUITE, POWDER ROOM

- Passage set with privacy latches

### HOME WIRING

- Internal wiring installed compatible with NBN Co network (if available)
- All internal wiring (free to air TV, phone and internet) via internal NTD cabinet located in Garage, WIR, Laundry or under stairs

### TV POINTS

Free to air TV points including RG6 quadshield coaxial cable as follows;

- 1 to living room 1 to family room
- 1 to bedroom one

### TELEPHONE / DATA

At handover homes will be pre-wired as follows;

- Phone Points (1)
- 1 to kitchen

### DATAPPOINTS (3)

- 1 to living room adjacent TV point
- 1 to kitchen adjacent phone point
- 1 to study (where applicable)

## INTERNAL LIGHT FITTINGS

- LED downlights in satin chrome finish throughout
- 2 x Fluorescent light fitting to Garage

## ELECTRICAL SWITCH PLATES

- Clipsal Slimline SC2000 in white finish

## HOT WATER UNIT

- Continuous gas hot water system

## PRELIMINARY WORKS

- Building Permit application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

## SITE WORKS

- Earthworks including levelling of building platform over home area and rock excavation where required
- Retaining walls to base of site cut/fill if required
- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering

## FEATURES

- 5 star energy rating
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses