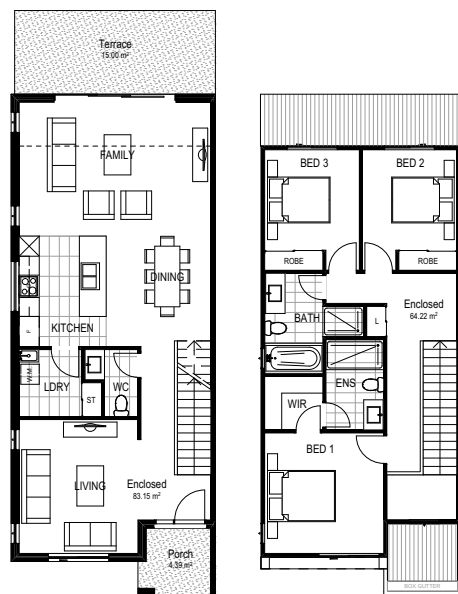
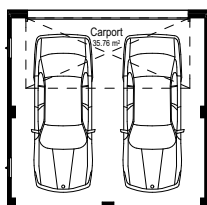


LOTS 1108 – 1112



3 2.5 2

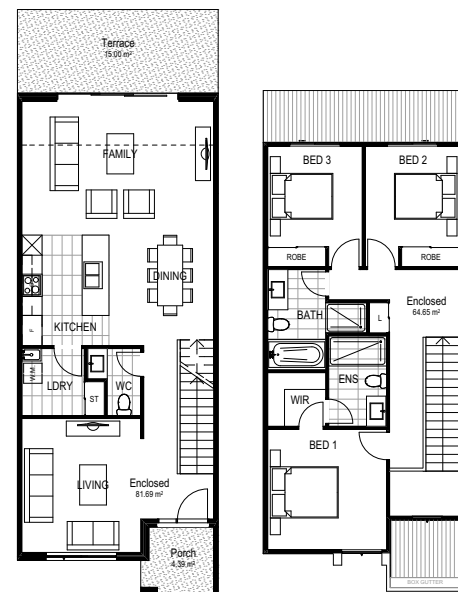
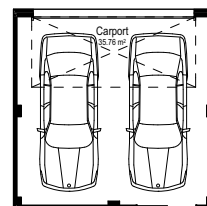
LOT 1108



GROUND FLOOR

FIRST FLOOR

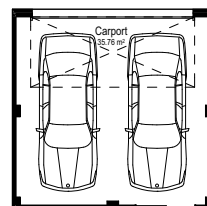
LOT 1109



GROUND FLOOR

FIRST FLOOR

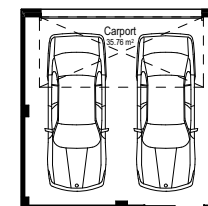
LOT 1110



GROUND FLOOR

FIRST FLOOR

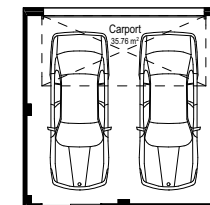
LOT 1111



GROUND FLOOR

FIRST FLOOR

LOT 1112



GROUND FLOOR

FIRST FLOOR

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