

# Specification & Inclusions Schedule

## Exterior Finishes

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### Walls

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- Natural and /or reconstituted stone
- Timber

### Roofing

- Colorbond® sheet roof cover

### Windows

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

### Front Door

- Timber stained or painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

### Front Door Frame

- Timber stained or painted finish with clear glazing to sidelight (where applicable)

### Front Porch Ceiling

- Lined with FC Sheet

### Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand held and one wall mounted transmitter

### Fascia & Gutter

- Colorbond® gutters
- Colorbond® box gutters
- Colorbond® rain heads and PVC downpipes

### Entry Porch

- External first quality ceramic tiles

### Driveway

- Colour through concrete with broom finish

### Fencing

**\*\*Subject to estate guidelines\*\***

- Generally treated pine lapped and capped fencing to side and rear boundaries (1.8m)

### Letterbox

- Brick pillar finish to match home

### Rear Terrace / Alfresco

- External first quality ceramic tiles

### Landscaping

- Landscaping to front and rear yards including a combination of turf and shaped & mulched garden beds with planting including trees, ground covers & shrubs. (Plant species is season dependent)

## Interior Finishes

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### Floor coverings

- First quality ceramic tiles or laminated timber flooring to ground floor living, dining & kitchen and first quality ceramic tiles 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 3 coat paint finish

### Wall Tiling

- Bath & Ensuite - All walls tiled to ceiling height with square set ceiling/ walls at junction with feature wall tile
- 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

- MDF treads & risers (carpet finish) plasterboard dwarf wall with timber capping and handrail where applicable

### Cornice

- 90mm Cove cornices (excluding ensuite and bathroom)
- Thermal Insulation
- As required to meet thermal rating

### Woodwork

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

### Ceiling Height

- 2400mm (nominal) to ground floors and 2400 (nominal) to first floors

## Fixtures & Fittings

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### Kitchen

#### Cabinets

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

#### Benchtops

- Reconstituted stone – 20mm thick with 20mm edges and waterfall ends where applicable

#### Splashback

- Ceramic tile splashback in accordance with selected colour scheme

#### Sink

- Stainless steel double bowl under-mount sink

#### Tapware

- Chrome finish gooseneck sink mixer with hand held spray attachment

#### Dishwasher

- 600mm wide stainless steel freestanding dishwasher

#### Oven

- 2 x 600mm stainless steel electric ovens in accordance with kitchen design

### Cooktop

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

### Rangehood

- 900mm wide externally ducted canopy rangehood

### Microwave space

- Integrated into cabinets

### Laundry

**\*\*House specific\*\***

#### Trough

- Stainless steel 45 litre inset trough or 45 litre laundry trough and cabinet

#### Cupboard

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated with 1.5mm edge

#### Benchtop

- Reconstituted stone 20mm thick to match kitchen

#### Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

#### Towel Ring

- Chrome finish

### Powder Room

#### Toilet Suite

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

#### Basin

**\*\*House specific\*\***

- Vitreous china wall hung hand basin or fully laminated vanity unit with semi recessed basin and laminated doors

#### 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

- 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 to waste

#### Mirror

- Polished edges

#### Exhaust Fan

- Fan/light/heater combination unit

#### Vanity

- Fully lined melamine carcass

#### Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

#### Benchtops

- Reconstituted stone – 20mm thick with square edge

#### Basin

- Vitreous china inset basin

#### Bath

- Acrylic

#### Tapware

- Chrome finish mixer to basin and shower

#### Shower Rose

- Hand held adjustable shower on rail with integrated soap dish

#### Towel Rail

- Double rail in chrome finish

#### Toilet roll holder

- Chrome finish

#### Shower Shelf

- Chrome finish

### Ensuite

#### Shower Screen

- 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

- Laminated finish with soft close drawers in accordance with selected colour scheme

### Benchtops

- Reconstituted stone – 20mm thick with square edge

### Basin

- Vitreous china inset basin

### Bath

- Acrylic (where applicable)

### Tapware

- Chrome finish mixer to basin and shower

### Shower Rose

- Shower with hand held adjustable shower on rail and integrated soap dish

### Towel Rail

- Double in chrome finish

### Toilet roll holder

- Chrome finish

### Shower shelf

- Chrome finish

### Bedrooms

#### Wardrobe

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

#### Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail
- Two x 450mm wide melamine towers with 4 drawers and 3 open shelves to each walk in robe

# Specification & Inclusions Schedule *(continued)*

## General

### Heating Cooling

- Dual Zone Actron ducted reverse cycle heating/cooling system

### Clothes Line

- Wall or ground mounted folding clothes line including concrete pad

### Flyscreens

- Black Fibreglass mesh to all openable windows only

### Door Bell

- Hard wired door bell

### Entry Door

- Gainsborough Trilock – 3 in 1 door set

### External sliding doors

- Latch and deadlock

### Internal door furniture

- Chrome finish lever passage set  
*Bathroom, Ensuite, Powder Room & Main Bedroom*
- Passage set with privacy latches

### Optical Smart Wire System

- Installation of 1 x 25mm comms conduit and drawstring from external Communications cabinet to Hub location (Usually garage or WIR)
- Supply and install Hills Home hub 420w x 600h
- Including 1 x Telephone patch, 1 x Data patch. (Router, switcher, modem or fly leads are not included)
- Install 1 x RG6 TV cable from Hills Hub into roof including 4 way splitter in roof
- Install of Phone points in Cat 6 x 2
- Installation of Data points in Cat 6 x 2
- Installation of TV points in RG6 x 2
- Provide Double power point in hub.
- Install P20 Communications conduit for NBN/Opticom
- Note: Pay TV connection not part of this system

### Internal Light Fittings

- LED downlights throughout in satin chrome finish
- 2 x Fluorescent light fitting to Garage
- Electrical Switch Plates
- Clipsal Slimline SC2000 in white finish

### Hot Water Unit

- Instantaneous 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
- 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

- Energy rating to comply with BASIX standard
- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses

## Standard Upgrade Option – Price On Application

- Ground floor ceiling 2740m
- Alarm system
- Polyurethane to kitchen cupboards and drawers
- Glass splashback to kitchen
- Tiled shower niche in lieu of shower shelf
- Sliding screen doors to external sliding doors
- Solid timber floor to living area
- Water point to fridge space
- Additional power and light points
- Additional gas points

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