

EXTERIOR FINISHES

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

- Painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

Front Door Frame

- Painted finish with clear glazing to sidelight (where applicable)

Front Porch Ceiling

- Lined with FC Sheet

Garage Doors

- Roller 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

- Boundary Fence Colorbond®

Letterbox

- Brick pillar finish to match home

Rear Terrace / Alfresco

- Concrete (broom finished)

Landscaping

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

INTERIOR FINISHES

Floor coverings

- First quality ceramic tiles to entry, 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 3 coat paint finish

Wall Tiling

- Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showers
- 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 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

- 2740mm (nominal) to ground floors and 2440 (nominal) to first floors

FIXTURES & FITTINGS

Kitchen

Cabinets

- Fully lined melamine carcass

Doors and Drawers

- Laminated finish in accordance with selected colour scheme

Benchtops

- Laminate finish

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 space

- 650mm wide space provided for dishwasher

Turnkey Specification & Inclusions Schedule

ORIGIN ON FIFTH



Oven

- 2 x 600mm stainless steel electric ovens in accordance with kitchen design OR
1 x 900mm stainless steel electric ovens where applicable

Cooktop

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

Rangehood

- 900mm wide externally ducted canopy rangehood

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

- Laminate finish

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

Inclusions may vary depending on house design, site conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C; Version March 2019.

Turnkey Specification & Inclusions Schedule

ORIGIN ON FIFTH



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 in accordance with selected colour scheme

Benchtops

- Laminate finish

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Turnkey Specification & Inclusions Schedule

ORIGIN ON FIFTH



Basin

****House specific****

- 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

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Doors and Drawers

- Laminated finish in accordance with selected colour scheme

Benchtops

- Laminate finish

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
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Bedrooms

Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail

Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail

GENERAL

Clothes Line

- Wall or ground mounted folding clothes line including concrete pad

Door Bell

- Hard wired door bell

Entry Door Handle

- Lockwood Mechanical Key Lockset

External sliding doors

- Latch and deadlock

Internal door furniture

- Chrome finish lever passage set

Bathroom, Ensuite, Powder Room

- Passage set with privacy latches

Internal Light Fittings

- LED downlights to kitchen in white finish, oyster light fittings to remaining areas
- 2 x Fluorescent light fitting to Garage

Electrical Switch Plates

- Clipsal Slimline SC2000 in white finish or similar

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

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- 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

- Dual Zone Actron ducted reverse cycle heating / cooling system or split system air-conditioning to living area and main bedroom
- Reconstituted stone – 20mm thick with 20mm edges with square ends to kitchen benchtop
- Reconstituted stone – 20mm thick with square edges to main bathroom & ensuite vanities
- Reconstituted stone – 20mm thick with square edges to laundry
- LED downlights throughout
- Optical smart wire system
- First quality ceramic tiles, solid timber floor or laminate timber flooring to ground floor living, dining and kitchen
- First quality ceramic tiles to rear terraces / alfresco
- 600mm wide stainless-steel freestanding dishwasher
- Soft close drawers to kitchen and main bathroom and ensuite vanities
- Main bathroom and ensuite – all walls tiled to ceiling height with square set ceiling / walls at junction with feature wall tile
- Alarm system
- Polyurethane kitchen cupboards and drawers
- Glass splashback to kitchen
- Flyscreens black fibreglass mesh to all openable windows
- Sliding screen doors and external sliding doors
- Water point to fridge
- Additional power and light points
- Additional gas points