

### 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**

- 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

# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - WILLOWDALE



### 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

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### 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

# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - WILLOWDALE



### 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

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### 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

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# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - WILLOWDALE



### *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

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# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - WILLOWDALE



### *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

# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - WILLOWDALE



### *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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# Turnkey Specification & Inclusions Schedule

## THE CREATION COLLECTION - WILLOWDALE



### *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

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#### **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 Classic 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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## THE CREATION COLLECTION - WILLOWDALE



- 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

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- 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

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