

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 2340 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

***Carports / Garage**

- Roller Colorbond® door with auto opener, two hand held and one wall mounted transmitter
- *Carports to Lots 111 - 114 & 117 - 130
- *Garages to Lots 115, 115 (S) & 116, 116 (S)

Fascia & Gutter

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

~Entry Porch

- External first quality ceramic tiles (*as per selected colour scheme*)

Turnkey Specification & Inclusions Schedule

ORIGIN ON FIFTH



***Driveway**

- Colour through concrete with broom finish (*Dark Grey*)

***Fencing**

- Timber Fence (*Lapped & Capped Treated Pine*)

***Letterbox**

- Painted Brick pillar finish to match home, includes lockable letterbox

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 (*as per selected colour scheme*)

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 (*white*)

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

ORIGIN ON FIFTH



Stairs

- MDF treads & risers (carpet finish) stainless steel balusters and timber rail 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 *(as per selected colour scheme & materials)*

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 drop-in sink

Tapware

- Chrome finish built-in filtration sink mixer with hand held spray attachment

Dishwasher space (where applicable)

- 650mm wide space provided for dishwasher

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ORIGIN ON FIFTH



Oven

- 1 x Technika "TGO65D-2" 600mm stainless steel electric oven in accordance with kitchen design

Cooktop

- 1x Technika "H640STXFPRO-3" 600mm gas~ stainless steel with wok-burner & cast iron trivets
(~subject to gas availability)

Rangehood

- 1x Technika "CHEM52A6S-2" 600mm wide recirculating canopy rangehood

Laundry

****House specific****

Trough

- Stainless steel 45 litre inset trough
- *Lots 112-114, 117-119, 122, 124, 127-129
- 45 litre laundry trough and cabinet
- *Lots 111,115, 116, 120, 121, 123, 125, 126, 130

Cupboard

- Fully lined melamine carcass

Doors and Drawers

- Laminated with 1.5mm edge

Benchtop

- Laminate finish (where applicable)

Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

Towel Ring (where applicable)

- Chrome finish

Powder Room

Toilet Suite

- Vitreous china back to wall pan with soft close seat and close coupled cistern (*white*)

Basin

****House specific****

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

Inclusions may vary depending on House Design, ~Selected External/Internal Colour Scheme & Materials,*Authority Requirements & Approvals, 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 August 2019.

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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

Turnkey Specification & Inclusions Schedule

ORIGIN ON FIFTH



Basin

****House specific****

- Vitreous china inset basin (*white*)

Bath

- Acrylic (*white*)

Tapware

- Chrome finish mixer to basin and shower

Shower Rose

- Hand held adjustable shower on rail with integrated soap dish

Towel Rail (where applicable)

- Double rail in chrome finish

Toilet roll holder

- 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 (*white*)

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 (where applicable)

- Laminated finish in accordance with selected colour scheme

Benchtops

- Laminate finish

Basin

- Vitreous china inset basin (*white*)

Tapware

- Chrome finish mixer to basin and shower

Shower Rose

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

Towel Rail (where applicable)

- Double in chrome finish

Toilet roll holder

- Chrome finish

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

Door Bell

- Hard wired door bell

Turnkey Specification & Inclusions Schedule

ORIGIN ON FIFTH



Entry Door Handle

- Chrome finish mechanical entrance lever set

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 light switch plates in white finish or similar

Hot Water Unit

- Instantaneous gas~ hot water system

*Rain Water Tank

- As per authority requirements

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

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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

- Actron Dual Zone ducted reverse cycle heating / cooling system
- Provision for Future Ducted Air Conditioning System
- Actron Air Split System Multi Head for Rear living room (x1) and main bedroom (x1)
- Provision for Future Multi Head for Rear Living Room (x1) and Master Bedroom (x1)
- Actron Air Split System for Rear living room (x1)
- Provision for Future Single Head for Rear Living Room (x1)
- 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 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
- Solid Timber Flooring
- 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 single power points
- Additional double power points
- Additional light power point
- Additional external power points
- Additional internal gas points
- Additional external gas points