

The Pavillion

thornhill park

Come home in style

Standard Inclusions

EXTERNAL FEATURES

Slab	Class 'H' Engineered designed Waffle Pod Slab.
Hebel	Hebel PowerPanel
Render	Acrylic texture coating render from Builder's selection (Product Specific).
Light Weight Cladding	Fiber Cement products or feature timber paneling to areas as per standard working drawings (Product Specific).
Roof Cover	Colourbond: Corrugated roof from Builder's selection (Product Specific). Metal: Steel metal deck roof Builder's selection (Product Specific).
Roof Plumbing	Colorbond metal fascia and barge. Colourbond Quad gutter with 100 x 50mm rectangular downpipes. Rainheads: Colorbond Metal Square Flat bottom or Half Round (Product Specific).
Entry Door	Front: Hume Newington Range 'XN1' 2040mm high x 820mm wide (Product specific refer working drawings) Rear garage: Duracote Tempered Hardboard door 2040 x 820. (Product Specific, refer working drawings).
Door Furniture	Front Door: Key-in-knob entry set with deadbolt. External Hinged Door: Key-in-knob entry set. (Refer Internal Colour Scheme for finish) Door Stop: 75mm, White.
Entry Frame	Front: Timber (Product Specific). Rear Door: Timber (Hinged) or Aluminum sliding (Product Specific, refer working drawings).
Windows	Aluminum awning & sliding, powdercoat finish (Product Specific) Note: Flyscreens & Locks to all open-able windows
Sliding & French Doors	Note: Flyscreens & Locks to all open-able windows Aluminium, powdercoat finish (Product Specific, refer working drawings).

FRAMING

Walls	90mm Timber frame.
Roof	Timber roof trusses.
Party wall	Lightweight fireproof & acoustic system to BCA requirements

INSULATION

Ceiling	R4.0 Glasswool batts to ceilings - house only.
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External walls	R2.0 Glasswool batts (including party wall between house and garage) plus weather wrap, joins in weather wrap to be taped and gaps around windows/doors sealed
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PAINTWORK

External	2 Coat System. (Refer internal colour Scheme for finish). Front door: Sealer undercoat with enamel gloss top coat Other Hinged Doors: Sealer undercoat with Low Sheen acrylic top coats Fascia, gutter & downpipes: colorbond (Maximum two colours). Woodwork: low Sheen acrylic (one colour).
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INTERNAL

Ceiling Height	Single storey: 2590mm
Room Doors	Flush panel 2040mm high
Room Door Furniture	Lever Handles: Lever set, (Refer internal colour Scheme for finish)
Door Stop	75mm cushion, white.
Mouldings	Architraves: 42mm x12 (MDF). Skirtings: 67mm x12 (MDF)
Cornice	75mm Cove cornice throughout.

HEATING

Gas Ducted	Outlets ducted to living areas, bedrooms, bathrooms and ensuites (Excludes laundry, W.C & Powder Room). Total number of points and unit size product specific -refer to working drawings.
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SUSTAINABLE

Draft Exclusions:	Exhaust Fans: Draft-Excluder' installed over all ceiling exhaust fans. Flat Roof: vented to external. Entry frames: Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door.
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CABINetry

Cupboards	Fully lined cabinets (refer working drawings for standard inclusion).
Doors/Drawers	Standard Laminate (Refer Internal Colour Scheme for finish).
Bench Tops	Kitchen: 20mm stone benchtop Bathrooms and Laundry: Standard laminate (Refer Internal Colour Scheme for finish).

KITCHEN

Sink	Double bowl stainless steel with one tap hole.
Tap	Single lever mixer chrome finish.
Microwave Provision	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Product specific).

Standard Inclusions

Dishwasher	Supplied & installed to Kitchen.
Splash back	Tile to areas as per working drawings (Refer Internal Colour Scheme for finish).
APPLIANCES	
Oven	Electric fan forced 600mm wide stainless steel.
Hot Plate	Gas with electronic ignition 600mm wide stainless steel.
Rangehood	3 speed fan, 600mm wide stainless-steel Canopy or Concealed ducted to external (Product specific, refer to working drawings).
BATHROOM EN SUITE/ POWDER	
Mirrors	Silver backed with polished edges, full width of & seated on vanity.
Basins	Bench Top Basin: White inset vitreous china, &/or semi recessed vitreous china with chrome waste & 1no. Tap hole (Product specific, refer to working drawings). Wall Basin: Vitreous china wall basin, with chrome waste & 1 no tap hole. (Product specific, refer to working drawings).
Shower Bases	Tiled shower base with square chrome waste.
Shower Screens	Semi frameless with pivot door and clear glass & silver trim.
Taps & Outlets	Bath: Wall mixer with Hob Swivel Spout 200mm, chrome finish. Bench Top Basin: Single lever mixer, chrome finish. Wall Basin: Single lever mixer chrome finish. Shower: Wall mixer with hand-held outlet & shower rail, chrome finish
Toilet Suite	White Vitreous China toilet suite with concealed waste and dual flush cistern& chrome mini cistern stop tap.
LAUNDRY	
Trough	45 litre flush line inset tub including laminate bench top & cupboards, or 35 litre compact tub & cabinet.
Tap to Trough	Single lever mixer chrome finish.
STORAGE	
Shelving	Robes: One white melamine shelf and hanging rail. Walk in Robe: One white melamine shelf and hanging rail. Pantry/Linen: Four white melamine shelves. Broom: One white melamine shelf. Robes: Sliding: 2100mm high vinyl panel doors. Hinged: Flush panel, 2040mm high hinged door(s) with dummy lever handles (product specific). Walk in Robe: No Doors: Open shelving only where no doors are indicated on working drawings (Product Specific). With Doors: Flush panel, 2040mm high hinged door with lever handles. Pantry, Linen, Broom: Flush panel, 2040mm high hinged door(s) with dummy lever.
ELECTRICAL	
Supply	Single phase.
Power Points	Generally, 2no doubles to habitable rooms, 3no doubles to bedroom 1 and living. Singles to bathrooms, ensuites and appliances.

Internal Light points	Batten holder and globe lights (refer to working drawings).
External Light Points	Batten holder and globe light to Portico/Entry (refer to working drawings) or external Wall Mounted light (product specific refer working drawings) or Weatherproof Paraflood light (product specific refer working drawings).
Switch Plates	Clipsal C2000 or similar White, (wall mounted where practical).
Smoke Detector	Hardwired with battery backup.
Exhaust Fans	Above showers, and W .C ducted to outside air if required.
TV Point	Two points including Antenna (refer working drawings).
Telephone Point	Two points with wall plate including underground conduit to front boundary (refer working drawings).
Safety Switch	RCD safety switch and circuit breakers.
CERAMIC TILING	
Wall Tiles	2100mm high over shower, 400mm high over bath, 400mm high over trough. (Refer Internal Colour Scheme for finish)
Floor Tiles	To laundry, bathroom, ensuite, powder room, and W.C.as per working drawings (Refer Internal Colour Scheme for finish).
Trim	Aluminium metal trim to doorways/openings abutting alternative floor covering.
CERAMIC TILING	
Bath Hob	Floor Tiles to bath hob with plain aluminium 'L-Shape' angle trim to bath hob/riser junction.
Shower Base	Tiled shower base with square chrome waste.
Skirting Tiles	100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room and w.c.as per working drawings.
FLOOR COVERING	
Carpet	Generally, to the bedrooms and adjacent passage & stairs. (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings).
Timber Floating Floor	Generally, to the entry, adjacent passage, living, meals & kitchen (Refer Internal Colour Scheme for finish. Product Specific, refer working drawings).
GARAGE	
General	Colorbond sectional garage overhead door with 3 transmitter units, plaster ceiling, concrete floor and brickwork above garage door opening or lightweight construction (design specific refer working drawings).
External Access Door	Metal or timber frame (product specific, refer working drawings) with flush panel 2040mm high door Key-in-knob entrance set (refer internal colour scheme for finish).
LANDSCAPING	
General	Landscaping, fencing and paving/paths as per Town Planning Conditions Letter box (refer to working drawings for location). Fold-down clothes line (refer to working drawings for location).

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