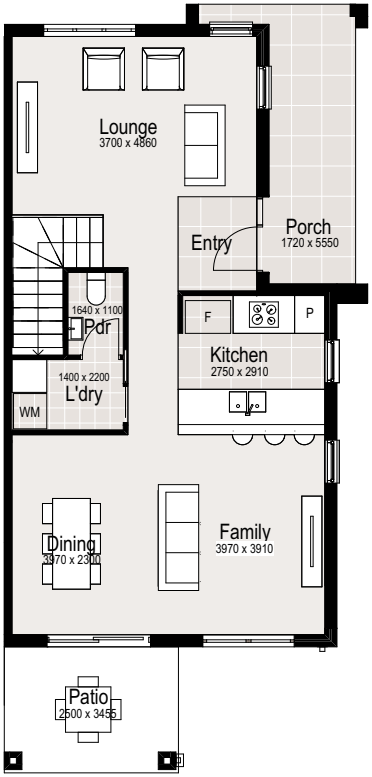
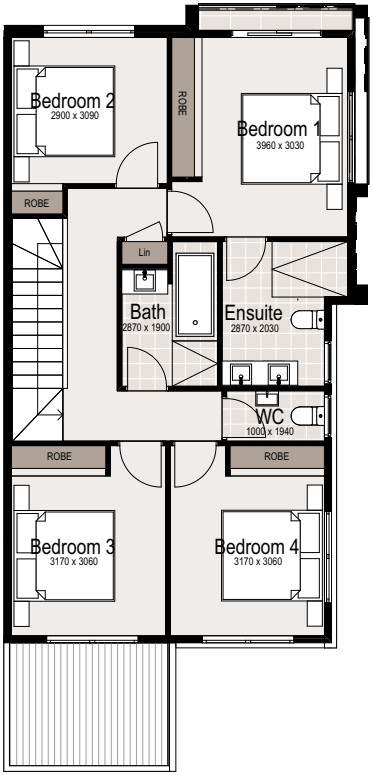
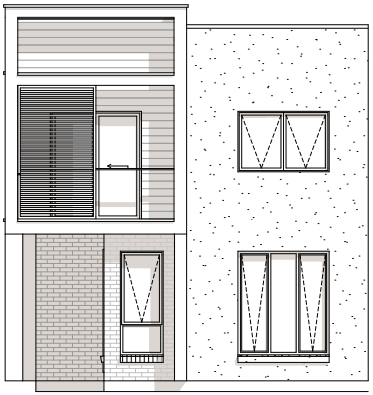
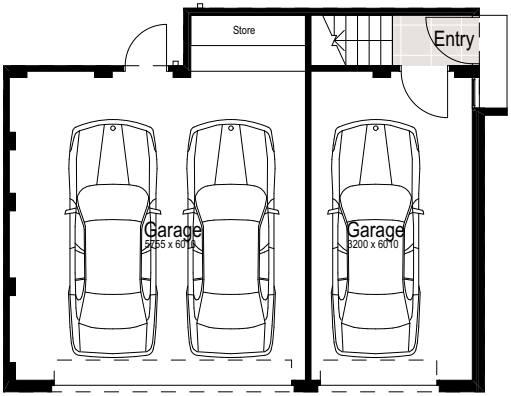






FRONT ELEVATION



GROUND FLOOR PLAN

FIRST FLOOR PLAN

4 2.5 2

Turnkey Specification & Inclusions Schedule
ORIGIN ON FIFTH

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

- Aluminum 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**
House specific

- Sectional Panelift Colorbond® door with auto opener, two handheld 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 *(as per selected colour scheme)*

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***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 coast 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

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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 with soft close drawers 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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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*

OR

- 45 litre laundry trough and cabinet*

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

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

- Laminate finish

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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 with soft close drawers in accordance with selected colour scheme

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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

Entry Door Handle

- Chrome finish mechanical entrance lever set

External sliding doors

- Latch and deadlock

Internal door furniture

- Chrome finish lever passage set

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Turnkey Specification & Inclusions Schedule
ORIGIN ON FIFTH

Bathroom, Ensuite, Powder Room

- Passage set with privacy latches

Internal Light Fittings

- LED downlights to kitchen, bathroom and ensuite 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

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: *TV Antenna and Pay TV connection are not included as part of this system*

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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Turnkey Specification & Inclusions Schedule
ORIGIN ON FIFTH

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^
- Hybrid timber look flooring to ground floor living, dining and kitchen
- Ceramic tiles to ground floor living, dining and kitchen
- Engineered timber flooring to ground floor living, dining and kitchen
- First quality ceramic tiles to rear terraces / alfresco
- 600mm wide stainless-steel freestanding dishwasher
- 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

^ *Upgrade options items will only be on offer prior to construction commencing on site.*

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