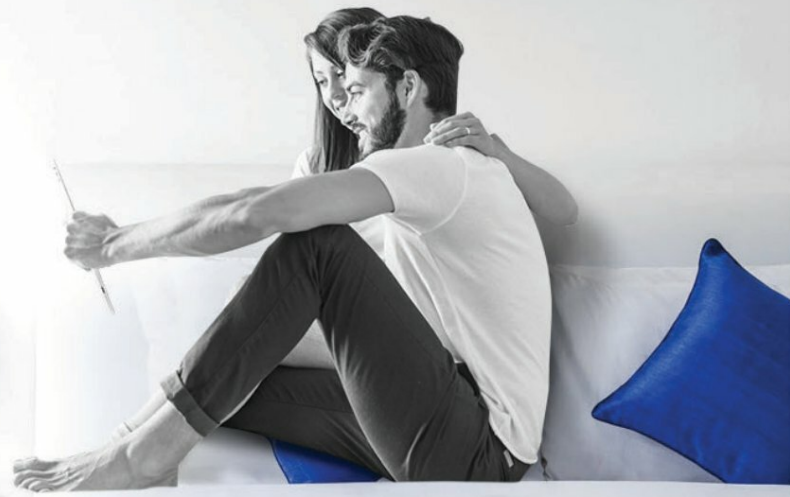
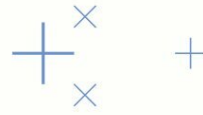




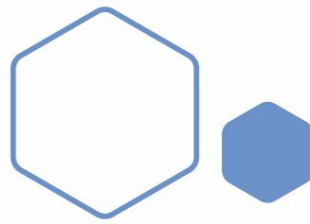
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## LUXURY SPECIFICATIONS AND INCLUSIONS



## PRELIMINARY BUILDING ITEMS

- ☑ Drafting of house plans
- ☑ Energy efficiency report BASIX
- ☑ Soil test report by developer
- ☑ Engineer designed slab and footing
- ☑ Complying development approval
- ☑ Home warranty insurance
- ☑ Builders public liability insurance
- ☑ Professional cleaning prior to occupation

## SITE PREPARATION AND CONSTRUCTION

- ☑ Excavation work
- ☑ Footings and piers where applicable- piers up to 80 L/M
- ☑ Concrete slab- H1 slab
- ☑ 1m slope / 500mm cut and fill

## TERMITE PROTECTION

- ☑ Exposed slab edge for visual perimeter inspection
- ☑ Collars fitted to slab penetrations
- ☑ All works compliant with Australian Standards







# EXTERNAL

## ENTRANCE

- ☑ 1200mm Width x 2400mm Height featured moulded entrance door
- ☑ Floor tiles with skirting tiles to porch
- ☑ Light in portico ceiling

## HOME SYSTEM

- ☑ Video Intercom

## DRIVEWAY

- ☑ Coloured seal concrete driveway

## WARRANTY

- ☑ 90 days maintenance period
- ☑ 6 years structural guarantee
- ☑ Water proofing certification





# KITCHEN

**RANGEHOOD**  
Westinghouse 900mm  
Canopy Rangehood



**OVEN**  
Westinghouse Electric  
fan forced/Gas 900mm



**COOKTOP**  
Westinghouse  
Electric/Gas 900mm



**DISHWASHER**  
Westinghouse Stainless  
steel



**TAP WARE**  
Chrome mixer top  
builder range



- ① 40mm Stone Benchtop with waterfall
- ② Polyurethane / Laminated kitchen doors with/without handles  
(Choice of colour available)
- ③ Seamless Overhead Cabinets
- ④ Stainless steel undermount kitchen sink
- ⑤ Walk-in pantry as per plan
- ⑥ Tile/glass splash back as per client's
- ☑ Cold water and electrical provisions for dishwasher / Refrigerator



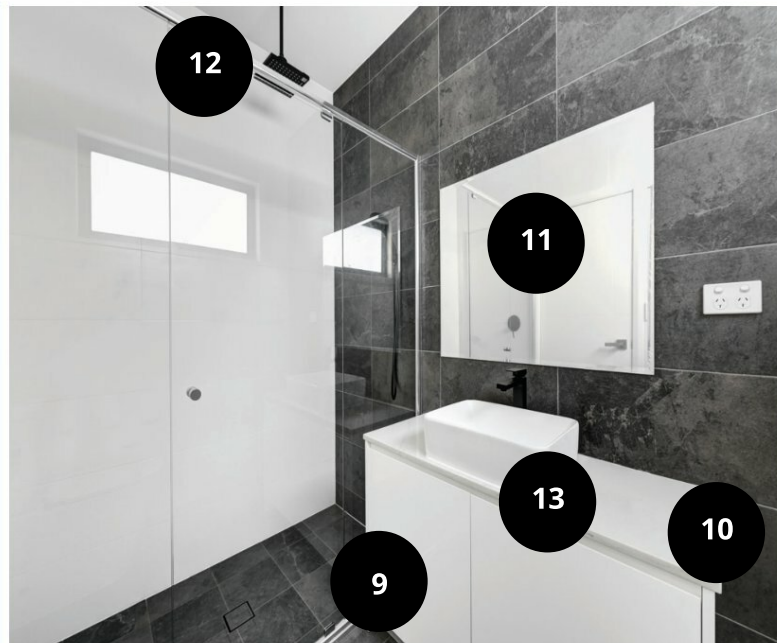


# BATHROOM / ENSUITE



- ① Tiled floor and skirting tile of client's choice from builders range
- ② Shower and bath tap ware set
- ③ Semi frame-less / clear safety glass shower screen
- ④ Floor to ceiling high tiles to the entire bathroom
- ⑤ Tile insert floor waste
- ⑥ Toilet roll holder
- ⑦ Ceramic dual flush toilet suite / soft close seat
- ⑧ Double towel rail from builders range
- ⑨ Vanity with melamine doors and panel handles from builder's range
- ⑩ 20mm stone bench-top on top of vanity
- ⑪ Framed / Frame-less mirror above vanity (width of vanity)
- ⑫ Rain Shower in ensuite
- ⑬ Basin tap-ware set
- ⑭ White acrylic bathtub (as per plan)

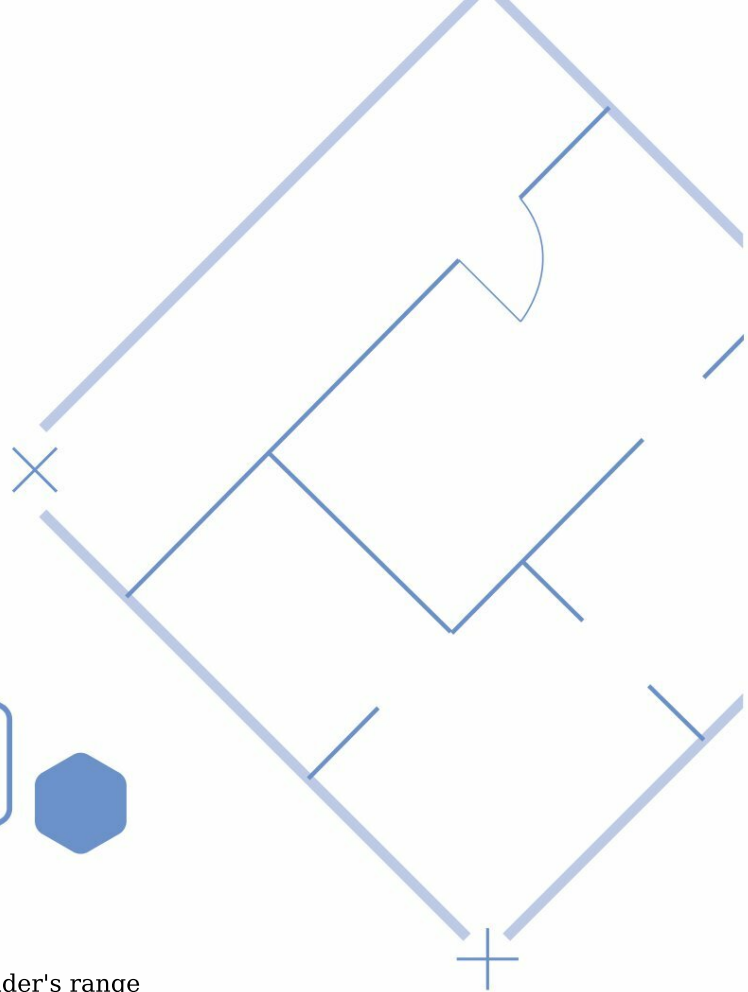
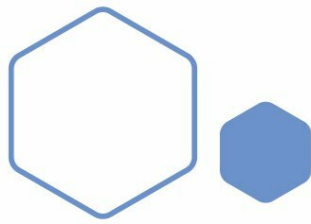
- Shower niche subject to design
- Combined fan, light & heater unit to bathroom



# BEDROOMS



- ☑ Carpet/Laminated timber to all bedrooms from builder's range
- ☑ Vinyl/Mirror sliding doors to robes
- ☑ Hanging rail to all robes
- ☑ One fixed robe shelf at 1800mm AFFL/walking robe in master bedroom
- ☑ Oyster lights/ downlights to all bedrooms/ ducted air conditioning outlet in each bedroom



# WC



- ☑ Tiled floor and skirting tile from builder's range
- ☑ Ceramic dual flush toilet suite
- ☑ Toilet roll holder
- ☑ Hand washing basin subject to design

# LAUNDRY



- ☑ Washing machine taps
- ☑ Laundry cabinet with stone bench-top
- ☑ Overhead cupboard (subject to design)
- ☑ Tub mixer tap
- ☑ Tiled floor and skirting tile
- ☑ Tiling behind tub from builder's range up to 400mm high
- ☑ Tile insert floor waste





# GENERAL INTERNAL CONSTRUCTION

- ① MDF Pine HandRail with metal balustrade
- ② 2.7 Ceiling heights on both floors
- ③ Tiles / Floating timber floor to hallway, living areas and kitchen

- ☑ Ducted air conditioning (2 zone for single storey & upto 4 zone for double)
- ☑ Sliding powder coated aluminium windows with clear glass (obscured glass in bathroom, ensuite and WC)
- ☑ Sliding powder coated aluminium doors, if applicable, with clear safety glass
- ☑ Standard fly screens on all openings windows
- ☑ Slim finish switch plates
- ☑ Separate safety switches for lights and power in meter board
- ☑ Earth leakage protection
- ☑ Underground three-phase mains power supply from service point to meter box
- ☑ Underground telephone line from service point to house
- ☑ 3X double power points - main bedroom
- ☑ 2X double power point - all other bedrooms
- ☑ 2X television point
- ☑ 1X telephone point
- ☑ 1X NBN access point (if applicable)
- ☑ Vertical blinds to front windows
- ☑ Linen cupboard
- ☑ Door furniture to be selected from builder's range
- ☑ Flush redicote internal doors
- ☑ Privacy sets to bathroom, ensuite and WC
- ☑ 30 downlights for double story and 20 downlights for single story
- ☑ Passage sets to remainder of internal doors
- ☑ Smoke detectors as required
- ☑ Manhole into roof space
- ☑ Up to 13mm plasterboard to wall and ceiling
- ☑ Up to 13mm wet area plasterboard to laundry, bathroom, ensuite and WC walls
- ☑ Cornice to all open area
- ☑ Featured wall in Master bedroom and living room ( one wall each)
- ☑ 67mm x I2mm single bevel skirting
- ☑ 42mm x I2mm single bevel architraves
- ☑ Internal paint finishes: three coats low sheen to walls (one colour throughout); two coats to ceilings and cornices (white); three coats semi-gloss enamel to doors, skirting's and architraves (one colour throughout)



# GENERAL EXTERNAL CONSTRUCTION

- ☑ Brick veneer construction (face bricks, from builder's range)
- ☑ Brick on edge sills
- ☑ Fibre cement linings to eaves (450mm overhang where applicable)
- ☑ Fibre cement ceiling to portico and alfresco areas
- ☑ Colorbond/Tiles roof at required pitch
- ☑ Sarking installed to underside of roof sheets
- ☑ Colorbond fascia and guttering
- ☑ Rainwater tank as per council requirements
- ☑ 90mm PVC downpipes painted to match house
- ☑ Sewer drains connected to mains
- ☑ Storm water drains connected to rainwater tank
- ☑ Mains water supply connection
- ☑ Hot water system - gas instantaneous
- ☑ External paint finishes: two coats acrylic to all exposed timbers, gable cladding, posts and shoes, eaves and timber windows (where applicable)
- ☑ 1 External gas point and 1 all weather power point in alfresco
- ☑ Remote control Panel Lift garage doors with two remote controllers
- ☑ Up to 2 external tap per residence

