

Site Costs and Connections

- ▶ Site costs and connections are based on an allotment size up to 650sqm meters with a fall of 300mm across the building platform
- ▶ Setback up to 6 meters to the front of the dwelling
- ▶ Provision for stormwater and sewer connection into easement up to 12 meters within the lot address
- ▶ Single phase underground power up to 12 meters from the electrical pit provided
- ▶ Dry water tapping up to 12 meters within lot address
- ▶ Engineered designed “M” class waffle raft slab to House, Garage, Porch and Alfresco (if applicable / under roofline)
- ▶ Termite treatment including part A to penetrations and part B to perimeter of slab
- ▶ Temporary Site Fencing up to 26lm
- ▶ Excludes any rock removal costs, bushfire regulation requirements or additional slab requirements due to site conditions

Framing

- ▶ 90mm MGP10 pine wall frames and 18 degree roof trusses rated to N2 wind rating

Roofing

- ▶ Colorbond Custom Orb profile to all pitched roof areas with Colorbond deck roofing to all flat roof areas

External Features

- ▶ Rendered Aerated Concrete wall panelling to ground floor with lightweight rendered cladding to 1st floor walls. Rendered Harditex to garage door reveals and underside of returns of Porch and Alfresco external beams
- ▶ Designer façade with three render colours to specified areas
- ▶ Colorbond metal fascia, gutter and round downpipes from the Colorbond colour range

Garage

- ▶ Plaster lined double garage (design specific) including insulated sectional panel lift garage door with two remotes

Windows

- ▶ Double glazed powder coated aluminium awning windows throughout home (excluding corner windows)
- ▶ Window locks to all open-able windows

Energy Efficiency

- ▶ External Walls and Garage internal walls - R2.0 batts with Proctor breather wrap (Excluding garage boundary wall)
- ▶ Ceilings pitched and flat roofs - R4.0 batts (excludes garage, Alfresco and Porch)
- ▶ Floor areas over garage - R2.0

Solar Hot Water

- ▶ Solar hot water system including gas assisting continuous flow unit, storage tank and single solar panel installed to roof

Electrical / Data

- ▶ Electrical / Data allowance of \$15,000 for double storey homes and \$10,000 for single storey homes. Includes appointment with Electrical and data specialist

Note: Single Phase connection to home is covered in Site Costs and Connections. The following electrical connections are covered in the base house price and are not part of this allowance: Batten light and double GPO in ceiling space for ducted heating unit, single GPO mounted on ceiling for garage door, weatherproof GPO for hot water unit, single GPO for freestanding oven, rangehood and dishwasher.

- ▶ Includes conduit run with drawstring of 12 meters from meter box to electrical pit at title boundary

Heating

- ▶ Gas ducted heating unit with ceiling vents and programmable thermostat

Ceiling Heights

- ▶ 2590mm ceiling height throughout ground floor and first floor of double storey homes
- Note: Ceiling heights may vary where ceilings are lowered or bulkheads are added for feature or structural reasons

Cornice detail

- ▶ 75mm cove cornice throughout excluding outdoor living areas and Porch

External Doors

- ▶ 2340mm high x 820mm wide entry door from our S1 range including timber entry frame with clear glazed sidelight (design specific)
- ▶ 2340mm high x 820mm wide solid core door to rear of garage
- ▶ 2400mm high Single Glazed powder coated aluminium doors as shown on master drawings

Skirting and Architraves

- ▶ Plaster revealed windows and door frames (no architraves) with 92mm x 12mm skirtings throughout

Internal Doors

- ▶ 2340mm high premium flush panel doors throughout ground and first floors
- ▶ Internal access garage door provided on all homes

Door Furniture

- ▶ External doors - Gainsborough Trilock lever handle from our S1 range to Entry, garage passage and rear garage doors
- ▶ Internal passage doors - Gainsborough lever passage sets from our S1 range. Including dummy sets to robe and linen doors (if applicable)
- ▶ 100mm square butt hinges with matching striking plate
- ▶ Designer door stops to all hinged doors

Kitchen & Butler's Pantry (design specific)

- ▶ Designer kitchen with S1 range door and drawer fronts including soft close hardware throughout
- ▶ 20mm engineered stone benchtops from our S1 range with 15mm shadow line detail above all doors and drawers
- ▶ Designer cabinet handles from our S1 range
- ▶ Double undermount Franke stainless steel sink with designer kitchen mixer tap selected from our S1 range

Pantry Shelves

- ▶ Four White Melamine shelves as shown on drawings

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Effective from February 2020

Appliances

- ▶ Appliance allowance of \$4500 which is based on S1 appliances offered within our Style Studio which includes:
- ▶ S1 900mm Fisher & Paykel electric upright oven with 5 burner gas hotplate
- ▶ S1 900mm Fisher & Paykel undermount rangehood ducted externally
- ▶ S1 Fisher & Paykel Freestanding Dishwasher

Note: this allowance covers all connection and installation costs

Laundry

- ▶ S1 range laminate doors with soft close hardware including, extended benchtop with full width overheads above
- ▶ 20mm engineered stone bench tops from our S1 range with 15mm shadow line detail above all doors
- ▶ Designer cabinet handles from our S1 range
- ▶ Franke Stainless Steel inset trough with designer laundry mixer tap from our S1 range
- ▶ Concealed washing machine points inside laundry cabinet including power point, waste point and hot and cold stop taps

Powder Room (design specific)

- ▶ Premium vitreous china hand basin from our S1 range with chrome pop up waste
- ▶ Designer basin mixers from our S1 range
- ▶ 300mm drop front benchtop in engineered stone from our S1 range
- ▶ Polished edge mirror above tile line matching vanity cabinet width
- ▶ Premium vitreous china dual flush toilets / rimless with soft closing lids from our S1 range
- ▶ Toilet Roll holder from our S1 range

Ensuite & Bathroom

- ▶ Premium vitreous china hand basin from our S1 range with chrome pop up waste
- ▶ Designer basin and bath mixers (if applicable) from our S1 range
- ▶ 20mm engineered stone benchtop from our S1 range with feature 15mm shadow line
- ▶ Polished edge mirror above tile line matching vanity cabinet width
- ▶ S1 range laminate doors and drawers with soft close hardware
- ▶ 2000mm high semi-frameless glass shower screen with pivoting door (design specific)
- ▶ Fully recessed tiled shower base including tiled waste outlet
- ▶ Premium acrylic bath (bathroom only)
- ▶ Freestanding acrylic bath to Ensuite (design specific)
- ▶ Designer shower rails and shower mixers from our S1 range
- ▶ Towel rails from our S1 range

Water Closets

- ▶ Premium vitreous china dual flush / rimless toilets with soft closing lids from our S1 range
- ▶ Toilet roll holder from our S1 range

External Plumbing

- ▶ Two garden taps, one to water meter and additional fitted to laundry external wall
- ▶ All waste points to be concealed excluding waste points to ground floor baths

Robes & Linen

- ▶ Bedroom 1 WIR fitted with a fixed shelf at 2000mm high, 2 tower units below with adjustable shelves and 4no. Drawers in each. Combination of single and double hanging rails with a choice of our S1 coloured melamine board
- ▶ Remaining Bedroom WIR and enclosed robes fitted with a fixed white melamine shelf with combination of single and double hanging rails below. Height of shelves will vary between ceiling heights on dwelling
- ▶ Premium flush panel hinged doors to enclosed robes and Linen cabinets
- ▶ Four white melamine shelves to Linen areas

Stairs (if applicable)

- ▶ Fully stained hardwood staircase including - 32mm treads and risers overhanging plaster lined concealed cut stringer with square set plaster. 14mm diameter black or stainless steel balustrading with 38mm diameter newel post. 64 x 32 handrail and 32mm hardwood wall stringer. Access door provided with S1 flooring to entry of staircase storage area
- ▶ Stair landings and voids - 1000mm high plaster lined walls

Floor Coverings

- ▶ Choice of quality carpets as nominated on standard plans from our S1 range of carpets
- ▶ Choice of quality laminate flooring as nominated on standard plans from our S1 range of flooring
- ▶ Choice of porcelain tiles up to 600mm x 300mm to wet areas as nominated on standard plans from our S1 range of tiles

Wall Tiles

- ▶ Choice of porcelain tiles up to 600mm x 300mm to wet areas as nominated on standard plans from our S1 range of tiles
- ▶ Kitchen and Laundry splashback tiles from our S2 range

Paintwork

- ▶ Haymes Elite low sheen Acrylic 3 coat paint system to all internal walls (one colour)
- ▶ Haymes Ultra-Premium Ceiling white 2 Coat system to ceiling
- ▶ Haymes Ultratrim semi-gloss enamel 3 Coat system to all internal doors, architraves and skirtings
- ▶ Haymes Easyfloor Satin non slip finish to staircase treads and landings
- ▶ Haymes Solasheid Low Sheen 3 Coat system to all exterior timberwork
- ▶ Haymes Simply Woodcare Uvex 3 Coat system to all stained timberwork

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