

SCHEDULE OF FINISHES

EXTERIOR FINISHES

Walls

Combination of any of the following, as nominated:

- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- 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

- Timber stained or painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

Front Door Frame

- Timber stained or painted finish with clear glazing to sidelight (where applicable)

Front Porch Ceiling

- Lined with FC Sheet

Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand held 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

Fencing ****Subject to estate guidelines****

- Generally treated pine lapped and capped fencing to side and rear boundaries (1.8m)

Letterbox

- Brick pillar finish to match home

Rear Terrace / Alfresco

- External first quality ceramic tiles

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

Floor coverings

- First quality ceramic tiles or laminated timber flooring to ground floor living, dining & kitchen and first quality ceramic tiles to all wet areas

- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

Walls

- Plasterboard with low sheen 2 coat paint finish

Ceilings

- Plasterboard with 2 coat paint finish

Wall Tiling

- Bath & Ensuite - All walls tiled to ceiling height with square set ceiling/ walls at junction with feature wall tile
- 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

Stairs

- MDF treads & risers (carpet finish) plasterboard dwarf wall with timber capping 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

- 2400mm (nominal) to ground floors and 2400 (nominal) to first floors

FIXTURES & FITTINGS

Kitchen

Cabinets

- Fully lined melamine carcass

Doors and Drawers

- Laminated finish with soft close drawers in accordance with selected colour scheme

Benchtops

- Reconstituted stone – 20mm thick with 20mm edges and waterfall ends where applicable

Splashback

- Ceramic tile splashback in accordance with selected colour scheme

Sink

- Stainless steel double bowl under-mount sink

Tapware

- Chrome finish gooseneck sink mixer with hand held spray attachment

Dishwasher

- 600mm wide stainless steel freestanding dishwasher

Oven

- 2 x 600mm stainless steel electric ovens in accordance with kitchen design or

- 1 x 900mm stainless steel electric oven where applicable

Cooktop

- 900mm gas stainless steel with wok-burner & cast iron trivets

Rangehood

- 900mm wide externally ducted canopy rangehood

Microwave space

- Integrated into cabinets

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

- Reconstituted stone 20mm thick to match kitchen

Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

Towel Ring

- Chrome finish

Powder Room

Toilet Suite

- Vitreous china back to wall pan with soft close seat and close coupled cistern

Basin (House specific)

- Vitreous china wall hung hand basin 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

- Fan/light/heater combination unit

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

- Reconstituted stone – 20mm thick with square edge

Basin (House specific)

- Vitreous china inset basin

Bath

- Acrylic

Tapware

- Chrome finish mixer to basin and shower

Shower Rose

- Hand held adjustable shower on rail with integrated soap dish

Towel Rail

- Double rail in chrome finish

Toilet roll holder

- Chrome finish

Shower Shelf

- 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

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

- Reconstituted stone – 20mm thick with square edge

Basin

- Vitreous china inset basin

Bath

- Acrylic (where applicable)

Tapware

- Chrome finish mixer to basin and shower

Shower Rose

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

Towel Rail

- Double in chrome finish

Toilet roll holder

- Chrome finish

Shower shelf

- Chrome finish

Bedrooms

Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail
- 450mm wide melamine tower with 4 drawers & 3 open shelves to each robe

Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail
- Two x 450mm wide melamine towers with 4 drawers and 3 open shelves to each walk in robe (where applicable)

GENERAL

Heating Cooling

- Dual Zone Actron ducted reverse cycle heating/cooling system

Clothes Line

- Wall or ground mounted folding clothes line including concrete pad

Flyscreens

- Black Fibreglass mesh to all openable windows only

Door Bell

- Hard wired door bell

Entry Door Handle

- Lockwood keyless entry lock set

External sliding doors

- Latch and deadlock

Internal door furniture

- Chrome finish lever passage set

Bathroom, Ensuite & Powder Room

- Passage set with privacy latches

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: Pay TV connection not part of this system.

Internal Light Fittings

- LED downlights throughout in white finish
- 2 x Fluorescent light fitting to Garage

Electrical Switch Plates

- Clipsal Slimline SC2000 in white finish or similar

Hot Water Unit

- Instantaneous gas hot water system

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

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

- Alarm system
- Polyurethane to kitchen cupboards and drawers
- Glass splashback to kitchen
- Tiled shower niche

