

Schedule of Finishes



SANCTUARY VILLAS

Construction of townhouses to Australian Standards, SSCRC development approvals and compliance with energy ratings. All colour schemes selected by professional design consultant. Items contained in this schedule are indicative only. If any product is unavailable at the time of construction a similar product of equal quality will be selected and used without notice.

WHITE ANT TREATMENT	Termite treatment to AS3660.1 -2000 to service penetrations and perimeter
FOUNDATIONS & FLOORS	Engineer designed concrete slab system AS2870-1996 Upper level floors are timber with carpet underlay
EXTERNAL WALLS	Engineer designed Fire party walls AS1530.4 Brick with render & Stria , FC sheeting & weatherboard to external walls
INSULATION	60MM Anticon to main roof areas
ROOF EAVES	Engineer designed pine trusses with Colour bond metal roof FC sheeting to eaves
WINDOWS & SCREENS	Powder coated aluminium sliding windows and doors Flyscreens to all aluminium openings Window coverings to all aluminium openings
INTERNAL WALLS	Pine frames to engineer's specifications
INTERNAL LININGS	Finished ceiling heights 2400mm Walls 10mm plasterboard Wet areas 6mm villa board Ceilings 10mm plaster board 55mm cornice throughout
MOULDING	Skirtings 66mm x 11mm single bevel splayed profile Architraves 42mm x 11 single bevel splayed profile
DOORS	Internal swing doors redicote Internal sliding doors satin chrome frames mirror fronts Entry doors Exterior ducacote with translucent glass panels Door furniture Internal swing doors lever passage sets Internal cavity sliding doors flush pull sets Entry door entrance set
KITCHEN FITTINGS	Cupboards PVC edging doors and draw fronts Stone bench tops Over head cupboards to 2110mm Sink 1.5 bowl SS sink/Tap ware Mixer
KITCHEN APPLIANCES	Under bench oven SS builders range Ceramic cook top builders range Concealed range hood SS builders range Dishwasher SS builders range



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BATHROOM ENSUITE & LAUNDRY FITTINGS

Shower screens aluminium frame clear laminate glass
Bath tub white acrylic
Vanity basin Laminated cabinet laminated bench tops, drop in basin
Mirrors frames to width of vanity
Towel rails double rail
Toilet roll holder
Tap ware mixers, Shower roses & Spouts
Toilet suites – white vitreous china dual flush
Laundry tub – 35 lt Skinny mini, mixer tap ware

WET AREA TILING

Builders range ceramic tiles to wall and floor, see color boards,
water proofing to Australian standards

MAIN FLOORS

Builders range ceramic tiles to lounge, dining, kitchen, laundry,
Carpet to bedrooms. See colour boards
Stair case – timber

WARDROBES

1 Hat shelf with chrome hanging rail
Linen Cupboard – 4 shelves

BROOM CUPBOARD

1 Shelf

HOT WATER SERVICE

250 Lt off peak electric hot water unit

ELECTRICAL

Electrical layout available upon request
Smoke detectors to Australian standards
Ceiling Fans x 4
Split System A/C x 2

PAINTING

Two coat builders range paint, see colour board

GARAGE DOOR

Colorbond motorised door with 2 handsets

EXTERIOR

Turfed yard, landscaped gardens
Timber 1800 pine
Exposed aggregate to entry, patio & Court yard
Driveways and carport exposed aggregate
and concrete
Wall mounted cloths line



EXTERNAL SCHEME ONE

ROOF	Colorbond Surfemist
FASCIA	Colorbond Surfemist
GUTTER	Colorbond Surfemist
WINDOWS	Ultra Silver
RENDER WALLS	Resene Double Gravel N37-005-114
F/C SHEET WITH COVER STRIP	Painted: Colorbond Surfemist
WEATHERBOARD	Resene Half Delta G76-011-122
STRIA	Resene Double Gravel N37-005-114
SOFFIT/EAVES	½ strength Colorbond Surfemist
VERANDAH POSTS	Painted: Colorbond Surfemist
TIMBER BATTEN SCREENS	Resene Double Gravel N37-005-114
DOWNPIPES	To match wall colour
VISITOR'S PARKING PERGOLA	Galvanised Steel
GARAGE DOOR	Colorbond Surfemist
FRONT DOOR & JAMB	Style: Corinthian PMAD 106 Painted: Resene Renew G80-045-181 Handle: Polished Chrome Lever
POWDERCOATED FEATURE GATE	Resene Renew G80-045-181
WINDOW AWNINGS	Resene Double Gravel 3 schemes



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INTERNAL SCHEME TWO

KITCHEN

Benchtop:	Quantam Quartz Tornado 20mm
Doors/Cabinets:	Formica Snowdrift 0723 Gloss Finish
Kicks:	Formica Snowdrift 0723 Gloss Finish
Overhead Cupbrds to Cooktop Area Only:	Laminex Impressions Licorice Linea Riven Finish 279
Study Desk in Kitchen:	Quantam Quartz Tornado 20mm
Handles:	Lincoln Sentry Barra Polished Chrome (or similar)

POWDER ROOM

Benchtop:	Polytec Snow Fabrini Matt Finish
Doors/Cabinet:	Laminex Impressions Licorice Linea Riven Finish 279
Kicks:	Laminex Impressions Licorice Linea Riven Finish 279
Handles:	Same style as kitchen
Mirror:	Frame: Polished Chrome

LAUNDRY

Benchtop:	Polytec Snow Fabrini Matt Finish
Doors/Cabinet:	Laminex Impressions Licorice Linea Riven Finish 279
Kicks:	Laminex Impressions Licorice Linea Riven Finish 279
Handles:	Same style as kitchen

BATHROOM

Benchtop:	Polytec Snow Fabrini Matt Finish
Doors/Cabinet:	Laminex Impressions Licorice Linea Riven Finish 279
Kicks:	Laminex Impressions Licorice Linea Riven Finish 279
Handles:	Same style as kitchen
Mirror to run over bath:	Frame: Polished Chrome
Shower Screen:	Frame: Polished Chrome

ENSUITE

Benchtop:	Polytec Snow Fabrini Matt Finish
Doors/Cabinet:	Laminex Impressions Licorice Linea Riven Finish 279
Kicks:	Laminex Impressions Licorice Linea Riven Finish 279
Handles:	Same style as kitchen
Mirror to run over bath:	Frame: Polished Chrome
Shower Screen:	Frame: Polished Chrome

STUDY DESK

Benchtop:	Laminex Licorice Linea Natural Finish
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INTERNAL PAINTING

Main Walls:	Dulux Natural White 73711
Skirting Boards, Architraves & Internal Doors:	½ strength Dulux Natural White
Ceilings:	1/3 strength Dulux Natural White or White
Carpet:	Quest carpets Canadian Bay Colour:Gust
Internal Robes & Linen:	Frame: Polished Chrome Infill: Mirror
Internal Doors:	Style: Flush Handle: Polished Chrome
Tilings:	(Supplier: National Tiles)
Main Floor:	Colorado Grey Gloss NT11-535FL (450x450mm)
Kitchen Splashback:	MAXWL017 Café Grind (100x300mm) Matt
	To be tiled horizontally Brick Bond Grout to match base colour of tile

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LAUNDRY

Floor: Colorado Grey Gloss NT11-535FL (450x450mm)
Skirting: Colorado Grey Gloss NT11-535FL (450x450mm) (1/2 Tile)
Splashback: Mosaic NT11-203GM (298x298mm) (150mm high)
Leadglass Stainless Steel Mix Mosaic

BATHROOM

Floor: Colorado Grey Gloss NT11-535FL (450x450mm)
Walls: Colorado Grey Gloss NT11-535FL (450x450mm)
Skirting: Colorado Grey Gloss NT11-535FL (450x450mm) (1/2 Tile)

ENSUITE BATHROOM

Floor: Colorado Grey Gloss NT11-535FL (450x450mm)
Walls: Colorado Grey Gloss NT11-535FL (450x450mm)
Skirting: Colorado Grey Gloss NT11-535FL (450x450mm) (1/2 Tile)
Splashback to Vanity: BELWP200 Gloss White (100x300mm) To be tiled horizontally Brick Bond

UPSTAIRS POWDER ROOM

Floor: Colorado Grey Gloss NT11-535FL (450x450mm)
Skirting: Colorado Grey Gloss NT11-535FL (450x450mm) (1/2 Tile)
Splashback: Mosaic NT11-203GM (298x298mm) (150mm high)
Leadglass Stainless Steel Mix Mosaic

GROUT TO COLORADO GREY

Floor: Grey
Walls: White
Grout to BELWP200: White
Grout to Mosaic: White
Grout to MAXWL017 Café Grid: Grout to match base colour of tile

