

**EXTERNAL
FEATURES:**

	Brickwork:	Clay bricks. Select from builder's selection Category 1 (BC1.04)
#	Mortar Joints:	Natural colour rolled mortar joints
	External Mouldings:	Lightweight exterior moulding with acrylic texture coating render to all exposed surfaces, select render colour from builder's selection Category 1 (Façade specific, refer working drawing for extent of cover)
#	Render:	Acrylic texture coating render 2 coat system to front elevation, select render colour from builder's selection Category 1 (Façade specific, refer working drawing for extent of cover)
	Wall Cladding Systems:	Various alternative wall cladding systems are used on a house product / façade specific basis. These wall cladding systems include but are not limited to Fibre Cement products and Rendered Expanded Polystyrene. (Product / Façade specific, refer working drawing for extent)
	Roof Cover:	Tiles: Concrete roof tiles. Select from builder's selection Category 1 (RTC1.02) Metal: Colorbond Corrugated sheet roof or Zinalume tray deck (Product Specific)
#	Skylight:	Tiled and Metal Roof: Fixed non-openable fire rated double glazed 550 x 550mm skylight with flexible ducting to translucent ceiling diffuser (Product Specific)
	Roof Plumbing:	Colorbond metal fascia and barge Quad gutter with 100 x 50mm rectangular downpipes (Product Specific) Flat Back gutter with 75mm diameter downpipes (Product Specific)
	Entry Doors:	Front: Hume 'Vaucluse Range XV14', 2040mm high x 820mm Laundry: (Hinged Door only) – Clear Glass Hume Glass Opening Range 'XF3', 2040mm high x 820mm wide; Hume Joinery Range 'JST1', 2040mm high x 820mm wide (Product Specific, refer working drawings) Laundry Sliding Door: Refer "Sliding Doors" item below (Product Specific, refer working drawings)
	Door Furniture:	Front Door: Lockwood Symmetry Manor Knobset entry set External Hinged Door: Lockwood Symmetry Manor Knobset entry set (Product Specific) Door Stop: 75mm White cushion stop
	Entry Frame:	Front Entry: Aluminium, powdercoat finish and clear glazed sidelight(s) (Product Specific) Clear glazed highlight over entry frame (Product and Façade Specific) Laundry (Hinged door): Timber or aluminium (Product Specific, refer working drawings) Laundry (Sliding door): Refer "Sliding & French Doors" item below
	Windows	Front Elevation: Feature aluminum with powdercoat finish (Product Specific) Side & Rear Elevations: Aluminum sliding with powdercoat finish (Product Specific) Aluminum awning with powdercoat finish to double glazed windows (Product Specific) Timber awning sash with paint finish (Product Specific)
	Sliding & French Doors:	Aluminum - powdercoat finish (Product Specific, refer working drawings) Timber - paint finish as for external woodwork (Product Specific)
	Window Coverboards:	Corner or Straight Coupled: Timber with paint finish to match windows
	Infills over Windows: (Single Storey)	Front Elevation: Brickwork infills Side and Rear Elevations: Fibre Cement sheet infills
	Infills over Windows: (Double Storey)	Brick Veneer Construction: Front Elevation: Brickwork infills to ground and first floor Side and Rear Elevation: Ground Floor of a Double Storey: Brick infills Side and Rear Elevation: First Floor of a Double Storey: Fibre Cement sheet infills Side and Rear Elevation: Single Storey Section: Fibre Cement sheet Infills

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FRAMING:	Walls:	Single Storey: 90mm thick stabilised timber frame throughout Double Storey: 90mm thick stabilised timber frame throughout to both floors
	Roof:	Stabilised timber roof trusses
INSULATION:	Ceiling:	House: R4.0 Glasswool batts; excludes Garage, Outdoor Room/Verandah and Portico and First Floor floor system areas First Floor Joists Area: R4.0 Glasswool batts; to floor area above Garage, Outdoor Room/Verandah and Portico ONLY.
	External walls:	House: R2.0 Glasswool batts, including party wall between house and garage. No insulation to garage walls
SISALATION:	Weather Wrap:	Medium Duty to ground and first floor external walls; joins in weather wrap to be taped and gaps around windows/doors sealed.
SUSTAINABLE ENERGY:	Solar Hot Water:	Gas mains pressure hot water unit with one Chromagen CR120-SP12 solar collector panel, Chromagen 201VOSP12T26P 200 litre storage tank and 26 litre continuous flow hot water service combined in one unit, tempered to all points.
	Solar Hot Water (Victorian Regional areas): Solar Hot Water:	Gas mains pressure hot water unit with Chromagen 920SR20T26P with 20 evacuated tubes solar collector, 200 litre storage tank and 26 litre continuous flow hot water service combined in one unit, tempered to all points.
	Draft Exclusion:	Exhaust Fans: Backdraft shutter incorporated in exhaust fan Entry frames: Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door.
PAINTWORK:	General:	Dulux paints to be used throughout in accordance with Paint Specification 20 All paint colours to be selected from builder's Category 1 selection
	External:	Front door: Exterior: Sealer undercoat with enamel gloss top coats Interior: Sealer undercoat with satin acrylic top coats Other Hinged Doors: Sealer undercoat with Low Sheen acrylic top coats Fascia, gutter & downpipes: Colorbond (Maximum two colours) Woodwork: Low Sheen acrylic (one colour)
	Internal:	Woodwork and Doors: Sealer undercoat with enamel gloss top coats (Doors, skirting & architraves to be one colour) Ceilings: Flat acrylic (one colour throughout) Walls: Sealer undercoat and two top coats washable matt acrylic (one colour throughout)
INTERNAL FEATURES:	Ceiling Height:	Single Storey: 2400mm throughout Double Storey: 2400mm throughout to ground floor and 2400mm to first floor
	Room Doors:	Flush panel 2040mm high
	Room Door Furniture:	Lever handles. Select from builder's selection Category 1
	Door Stop:	75mm White cushion stop
	Mouldings:	Skirtings: 67mm high PMDF. Select from builder's selection Category 1 Architraves: 67mm wide PMDF. Select from builder's selection Category 1
	Cornice:	75mm Tru Scotia cornice throughout
APPLIANCES:	# Underbench Oven:	Esatto EO64M.1 fan forced multi function oven, stainless steel, electric, 600mm wide
	Cook Top:	Esatto ECG6F, stainless steel gas, 600mm wide
	# Rangehood:	Esatto ERC60S, stainless steel canopy, 600mm wide Single storey: Ducted into roof space Double storey: Ducted through external ground floor wall

KITCHEN:	Sink:	Base Mk3, 1200mm 1.75 bowl stainless steel with one tap hole	
	Tap:	Posh Bristol Mk2 upswept sink mixer with lever handle, chrome finish	
	Microwave Provision:	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all products, refer working drawings for standard inclusion)	
	Dishwasher Provision:	Opening for future dishwasher including single power point and capped cold water point	
	Cabinetry:	Base Cupboards:	Fully lined modular cabinets to Kitchen (Refer working drawings for extent)
		Doors/Drawers:	Standard laminate. Select from builder's selection Category 1
		Bench Tops (Kitchen):	Standard laminate from builder's selection Category 1
		Bench Top Edges (Kitchen):	180° postformed edge or laminated square edge
		Bench Tops (Butler's Pantry):	Standard laminate from builder's selection Category 1 (Product Specific, refer working drawings)
		Bench Top Edges (Butler's Pantry):	180° postformed edge or laminated square edge (Product Specific, refer working drawings)
	Handles:	Select from builder's selection Category 1	
BATHROOM/ ENSUITE OR POWDER ROOM:	Mirrors:	Silver backed with polished edges	
	Basins:	Inset Basin:	Base # 9503280 oval, white vitreous china inset basin with chrome pop-up waste
		Semi-recessed Basin:	Kado Arc semi-recessed basin with chrome pop-up waste (not included in all products, refer working drawings for standard inclusion)
		Wall Basin:	Ideal Standard Concept 400 wall basin (no tap hole) with Mizu 40mm round chrome bottle trap and chrome pop-up waste (not included in all products, refer working drawings for standard inclusion)
	Bath:	Metro Island bath, white acrylic, 1520mm x 750mm or 1650mm x 750mm, with chrome waste and black rubber plug (Size is product specific, refer working drawings)	
	#	Shower Bases:	White glass fibre composite with matching waste (Product specific, refer to working drawings for standard inclusion)
		Shower Screens:	Semi framed with pivot door and clear laminated glass
	Taps and Outlets:	Bath-Hob Mounted:	Posh Bristol Mk2 bath wall mixer with round backplate, lever handle and Posh Bristol Mk2 gooseneck hob outlet, chrome finish
		Bath-Wall Mounted:	Posh Bristol Mk2 bath wall mixer with round backplate, lever handle and Mizu Drift 250 mm long curved wall mounted fixed outlet, chrome finish
		Shower:	Posh Bristol Mk2 shower wall mixer with round backplate, lever handle and Base shower head and arm, chrome finish
Basin-Top Mounted:		Posh Bristol Mk2 basin mixer with lever handle, chrome finish	
	Basin-Wall Mounted:	Phoenix Vivid (VP105) (274076) 3-piece wall set with fixed spout on rectangular backplate, chrome finish	
	Toilet Suite:	Base Link toilet suite # 9503292, white vitreous china toilet pan with white acrylic cistern and seat and chrome mini cistern stop	
Cabinetry:	Base Cupboards:	Fully lined modular cabinets, refer working drawings for extent	
	Doors/Drawers:	Standard laminate. Select from builder's selection Category 1	
	Bench Tops:	Standard laminate from builder's selection Category 1	
	Bench Top Edges:	180° postformed edge or laminated square edge	
	Handles:	Select from builder's selection Category 1	
LAUNDRY:	Trough and Cabinet:	Base # 9504719 45 litre or # 9504721 32 litre single bowl stainless steel, with concealed bypass, standard waste, white finish metal cabinet under and mini washing machine stop taps inside laundry cabinet. (product specific, refer working drawings for size)	
	Tapware:	Trough: Posh Bristol Mk2 upswept sink mixer with lever handle, chrome finish	

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Effective: 09/03/2018 v1.4 Replaces: 29/01/2018 v1.3

HEATING:	Gas Ducted:	3 Star heating unit installed in roof space with digital manual thermostat and ducted to living areas and bedrooms throughout (excludes 'wet areas' and 'storage areas') Total number of points and unit size are product specific	
ELECTRICAL:	Power Points:	Double Power points throughout excluding Dishwasher, Microwave and Refrigerator (Single Power point to Dishwasher, Microwave and Refrigerator) (product specific, refer working drawings for inclusions)	
	Internal Light points:	Fixed batten holder with cowl shades to all points; including light globes	
	External Light Points:	Fixed batten holder to entry and weatherproof adaptor to light at rear as per drawings	
	Switch Plates:	White (wall mounted where practical).	
	Smoke Detector:	Hardwired and interconnected with battery backup	
	Exhaust Fans:	W.C's without direct ventilation to outside air only	
	Safety Switch:	RCD safety switch and circuit breakers to meter box	
CERAMIC TILING:	General:	Colour Board Tile Selection – Select from builder's Category TC 1.03	
	Wall Tiles & Bath Hob:	Builder's selection Category TC 1.03 range wall tiles to areas as per standard working drawing Plain aluminium 'L-Shape' angle trim to bath hob/riser junction	
	Floor Tiles:	Builder's selection Category TC 1.03 range floor tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing. Aluminium metal trim to doorways/openings abutting alternative floor covering.	
	Skirting Tiles:	100mm high, select from Builder's selection Category TC 1.03 range floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing.	
	Balcony Tiles:	400 x 400mm Glazed Ceramic tiles with 'textured finish' to top surface. Select from builder's selection Category TC 1.03 (Product Specific, refer working drawings for inclusion of balcony)	
STORAGE: (Product Specific)	Shelving:	Robes:	One white melamine shelf and hanging rail
		Walk in Robe:	One white melamine shelf and hanging rail
		Pantry/Butler's Pantry/Linen:	Four white melamine shelves with front rail
		Broom:	One white melamine shelf with front rail (refer working drawings for inclusions)
	Doors:	Robes:	Sliding: 2065mm (nominal) high, vinyl clad finish, frame and vinyl colour selection from builder's selection Category 1 (refer working drawings)
	Walk in Robe:	No Doors:	Open shelving only where no doors are indicated on working drawings. (Refer working drawings for standard inclusion)
		With Doors:	Vinyl sliding doors or hinged doors (Refer working drawings for standard inclusion)
	Pantry, Linen, Broom:	Flush panel, 2040mm high hinged door(s)	
	Handles:	Select from builder's selection Category 1	
STAIRS: (Double Storey Homes only)	KDHW handrail, clear polyurethane finish, 14mm diameter factory finished matt black etch paint metal balusters, MDF cut stringer, treads, risers and newel post, gloss coat finished (Refer plans for staircase layout)		

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GARAGE:	General:	Double car garage: 6000 x 5500 minimum internal with tiled hip roof garage, plaster ceiling, concrete floor, paint finished fibre cement infill above front door opening. (Refer working drawings for standard inclusion)
		Single car garage: 6000 x 3500/4290 internal size with Zinalume flat metal roof or tiled hip roof, plaster ceiling, concrete floor, paint finished fibre cement infill above front door opening door (Refer working drawings for standard inclusion)
		External Walls: Integrated Garages: Brick veneer, single & double storey homes (Refer working drawing inclusion and for extent of cover)
		Attached Garages: Single skin brickwork with attached piers, single & double storey homes
	Vehicular Door: (Product Specific)	Front: Colorbond sectional overhead manual operation door (Facade specific, refer working drawing for width of door) Rear: Colorbond continuous curtain 'Residential Roll-up' manual operation door (Product specific, refer working drawing for inclusion of door and width)
	Pedestrian Door: (Product Specific)	Door Frame: Integrated Garages: Timber with sealer undercoat and Low Sheen acrylic top coats paint finish Attached Garages: Metal with sealer undercoat and Low Sheen acrylic top coats paint finish Door: 2040mm high weatherproof flush panel with sealer undercoat and Low Sheen acrylic top coats paint finish, opening in Door Furniture: Lockwood Symmetry Manor Knobset entry set
	Internal Access Door: (Product Specific)	Door Frame: Timber with sealer undercoat and Low Sheen acrylic top coats paint finish Door: Weatherproof flush panel with sealer undercoat and Low Sheen acrylic top coats paint finish, opening into house Door Furniture: Lockwood Symmetry Manor Knobset entry set
	CONCRETE SLAB:	Concrete slab shall be constructed in accordance with AS 2870-2011 and in accordance with engineers design
		House: Slab Type: Waffle Slab Classification of Soil: Class 'M'
	CONNECTION OF SERVICES:	Sewer Drains: 100mm diameter Sewer grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge. Includes connection of sewer point up to 1500mm deep below natural ground level. Storm Water Drains: 100mm diameter Stormwater grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge. Power Supply: Single phase underground power connection from supply authority power pit at front of property to house meter box; includes up to 12 lineal metres of service line. Provision and installation of supply pit is the responsibility of the owner. Water Tapping: (Dry Water Tapping) Positioning of a 'Dry Water Tapping' in the nature strip, on the same side of the road as the property, is conditional to the point of connection as directed by the water authority. If tapping is positioned in front of a garage as a result of the house / garage siting, all associated fees, costs and works to relocate the water meter is the owner's responsibility. (Product/Design Specific) Cold Water Supply: Up to 6 lineal metres of 20mm diameter cold water service pipe lead-in from supply authority meter position to house external wall. Gas Reticulation: Up to 20 lineal metres of 32mm diameter gas service pipe from supply authority reticulation to gas meter position.
WIND SPEED REQUIREMENT:	The standard home is designed to withstand up to, and including, Wind Classification 'N2', in accordance with AS4055-2012 and AS1684.2-20	

REGIONAL VICTORIA ADDITIONAL ITEMS:

INSECT SCREENS:

Windows:

Aluminium framed, powder coat finished to matched windows with fibreglass mesh fitted to all openable windows of house only (excludes windows to garage)

Sliding Doors:

Aluminium framed, powder coat finished to matched doors with fibreglass mesh fitted to all sliding doors (Excludes Bi-Fold, Bi-Part and Tri-Slide doors) (Excludes Hinged Front door, Hinged French doors and Hinged Laundry door)

**TERMITE TREATMENT:
(Excludes Geelong Vic Regional area)**

Termite management system for concrete monolithic/raft slab. Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations

SUSTAINABLE ENERGY: Solar Hot Water:

Gas mains pressure hot water unit with Chromagen 920SR20T26P with 20 evacuated tubes solar collector, 200 litre storage tank and 26 litre continuous flow hot water service combined in one unit, tempered to all points.