

EXTERIOR FINISHES

Walls

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- Natural and / or reconstituted stone
- 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

Driveway

- Colour through concrete with broom finish

Fencing

- Fencing in accordance with the DA Approval

Letterbox

- Brick pillar finish to match home

Rear Terrace / Alfresco

- Broomed concrete finish

Landscaping

- Landscaping to front and rear yards in accordance with estate guidelines

INTERIOR FINISHES

Floor coverings

Ground Floor

- First quality ceramic tiles to entry, kitchen and laundry and 100% nylon first grade quality carpet on superior grade foam underlay to living areas.

First Floor

- First quality ceramic tiles to wet areas and 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas including stairs.

Walls

- Plasterboard with low sheen 2 coat paint finish

Ceilings

- Plasterboard with 2 coat paint finish

Wall Tiling

- Bath & Ensuite – tiles to 1200mm high and 2100mm in shower recesses
- 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

Turnkey Specification & Inclusions Schedule

The Gables, Box Hill



Stairs

- MDF treads & risers (carpet finish) stainless steel balusters and timber rail

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

- 2700mm (nominal) to ground floors and 2400 (nominal) to first floors

FIXTURES & FITTINGS

Kitchen

Cabinets

- Polyurethane cabinetry to kitchens with melamine interiors

Doors and Drawers

- Combination of polyurethane and 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

Oven

- 1 x 600mm stainless steel electric oven in accordance with kitchen design OR

Turnkey Specification & Inclusions Schedule

The Gables, Box Hill



Cooktop

- 600mm gas stainless steel with wok-burner & cast-iron trivets

Rangehood

- 600mm recirculating rangehood

Microwave space

- Integrated into cabinets

Laundry

****House specific****

Cupboards

- Laminated finish

Trough

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

Doors and Drawers

- Laminated with 1.5mm edge

Benchtop

- Laminated finish

Tapware

- Chrome finish sink mixer
- Chrome finish washing machine stops

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

Inclusions may vary depending on house design, site conditions and are not redeemable for cash or credit at contract. Credits will not be given for the deletion of any inclusion. Creation Homes inclusions specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract. Creation Homes (NSW) Pty Ltd Builder License No:286729C; Version June 2019.

Turnkey Specification & Inclusions Schedule

The Gables, Box Hill



Towel Ring

- Chrome finish

Mirror

- Polished edges

Exhaust Fan

- Ceiling mounted

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 unit

Vanity

- Fully lined melamine carcass

Doors and Drawers

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

Benchtops

- Laminate finish

Basin

****House specific****

- Vitreous china inset basin

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Turnkey Specification & Inclusions Schedule

The Gables, Box Hill



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 waste

Mirror

- Polished edges

Exhaust Fan

- Fan unit

Vanity

- Fully lined melamine carcass

Doors and Drawers

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

Turnkey Specification & Inclusions Schedule

The Gables, Box Hill



Benchtops

- Laminate finish

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

Main Bedroom

- Walk in Robe – where applicable
- Melamine shelf with hanging rail

GENERAL

Clothes Line

- Wall or ground mounted folding clothes line including concrete pad

Entry Door Handle

- Lockwood Mechanical Key Lockset

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The Gables, Box Hill



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 to kitchen & bathroom areas, oyster lights to remainder areas
- 2 x Fluorescent light fitting to Garage

Electrical Switch Plates

- Clipsal Classic 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

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The Gables, Box Hill



- 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
- Flow system requirements (sewer)

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

- First quality ceramic tiles or laminated timber flooring to ground floor living, dining & kitchen.
- First quality ceramic tiles to alfresco.
- Bath & Ensuite - All walls tiled to ceiling height with square set ceiling/walls at junction with feature wall tile
- Bath & Ensuite - Reconstituted stone – 20mm thick with square edge
- Dual Zone Actron ducted reverse cycle heating/cooling system
- Standard roller blinds to living areas and bedrooms
- Black Fibreglass mesh to all openable windows
- Alarm system
- Glass splashback to kitchen
- Tiled shower niche
- Sliding screen doors to external sliding doors
- Solid timber floor to living area
- Water point to fridge space
- Additional power and light points
- Additional gas points