

## EXTERIOR FINISHES

---

### Walls\*

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry and / or lightweight masonry
- Painted selected lightweight cladding
- 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\*

- Painted finish 920 wide 2040 high hinged door

### Front Door Frame\*

- Painted finish with clear glazing to sidelight (where applicable)

### Front Porch Ceiling

- Selected sheeting

### Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand held and one wall mounted transmitter

### Fascia & Gutter

- Colorbond® fascia, gutters and box gutters
- Colorbond® rain heads and PVC downpipes

### Entry Porch

- External ceramic tiles

### Rear Terrace / Alfresco

- Broom finished concrete

### Driveway\*

- Plain broom finish concrete

# BASE Package - Specification & Inclusions Schedule – Spring Farm Spec Homes



## Fencing

- Boundary Fence \*Colorbond® **OR** \*Timber Lapped & Capped  
\*Subject to Authority Requirements & Estate Guidelines

## Letterbox\*

- Brick and / or Pre cast concrete letter box with finish to match home

## Landscaping\*

- Landscaping to front and rear yards including a combination of turf and mulched garden beds with selected plantings.

## INTERIOR FINISHES

---

### Floor coverings

- Timber look~ Hybrid flooring from our standard builders' range to living, dining & kitchen and ceramic tiles to all wet areas.
- Carpet on superior grade foam underlay to all remaining areas

### Walls

- Plasterboard with low sheen 3 coat paint finish

### Ceilings

- Plasterboard with 3 coat paint finish

### Wall Tiling

- Bath & Ensuite - All walls tiled to 1200mm (H) and 2100mm (H) in showers
- 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 as required

### Cornice

- 90mm Cove cornices

### 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

## FIXTURES & FITTINGS

---

### **Kitchen**

#### *Cabinets*

- Fully lined melamine carcass

#### *Doors and Drawers*

- Laminated finish in accordance with selected internal colour scheme

#### *Benchtops*

- 20mm Reconstituted stone with pencil round edge profile in accordance with selected internal colour scheme

#### *Splashback*

- Ceramic tile splashback in accordance with internal colour scheme

#### *Sink*

- Stainless steel one and a half bowl top mounted sink

#### *Tapware*

- Chrome finish sink mixer with built in filtration system and hand-held spray attachment

#### *Oven*

- 1 x 600mm stainless steel electric oven

#### *Cooktop*

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

#### *Rangehood*

- 600mm wide ducted rangehood

#### *Microwave space*

- Integrated into cabinets

#### *Dishwasher space*

- Located within cabinets with powerpoint

### **Laundry**

#### **\*\*House specific\*\***

- 45 litre *freestanding stainless steel laundry tub and white steel cabinet* **OR**
- Fully laminated benchtop with 45L stainless steel drop in tub and laminated doors

# BASE Package - Specification & Inclusions Schedule – Spring Farm Spec



## *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

### *Ducted Exhaust Fan*

- Ceiling mounted

### *Toilet roll holder*

- Chrome finish

## **Bathroom**

### *Shower Screen*

- 2000mm high fully framed 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

# BASE Package - Specification & Inclusions Schedule – Spring Farm Spec



## *Exhaust Fan*

- Ducted Exhaust fan

## *Vanity*

- Fully lined melamine carcass

## *Doors and Drawers*

- Laminated finish with soft close drawers in accordance with selected colourscheme

## *Benchtops*

- Laminate benchtop in accordance with selected colour scheme

## *Basin*

### **\*\*House specific\*\***

- Vitreous china inset basin

## *Bath*

### **\*\*House specific\*\***

- Acrylic

## *Tapware*

- Chrome finish mixer to basin, shower and bath (house specific)

## *Shower Rose*

- Shower with hand held and adjustable shower head on rail

## *Towel Rail*

- Double rail in chrome finish

## *Toilet roll holder*

- Chrome finish

## **Ensuite**

### *Shower Screen*

- 2000mm high fully framed 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

# BASE Package - Specification & Inclusions Schedule – Spring Farm Spec



## *Exhaust Fan*

- Ducted Exhaust fan

## *Vanity*

- Fully lined melamine carcass

## *Doors and Drawers*

- Laminated finish with soft close drawers in accordance with selected colourscheme

## *Benchtops*

- Laminate benchtop in accordance with selected colour scheme

## *Basin*

- Vitreous china inset basin

## *Bath*

- Acrylic (where applicable)

## *Tapware*

- Chrome finish mixer to basin, shower and bath (where applicable)

## *Shower Rose*

- Shower with hand held and adjustable shower head on rail

## *Towel Rail*

- Double rail in chrome finish

## *Toilet roll holder*

- 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

# BASE Package - Specification & Inclusions Schedule – Spring Farm Spec



## GENERAL

---

### Heating Cooling

- 2 split system Air Conditioning: 1x to living area and 1x to master bedroom

### Clothes Line

- Wall or ground mounted folding clothes line

### Door Bell

- Hard wired door bell

### Entry Door Handle

- Chrome finish mechanical entrance lever set

### External Sliding Doors

- Latch and deadlock

### Flyscreens\*

- Flyscreens to all openable windows only

### Internal Door furniture

- Chrome finish lever passage set

### Bathroom, Ensuite, Powder Room

- Passage set with privacy latches

### Internal Light Fittings

- Oyster lights throughout
- 2 x Fluorescent light fitting to Double Garage **OR** 1 x Fluorescent light fitting to Single Garage

### Electrical Switch Plates

- Clipsal Classic in white finish or similar

### Hot Water Unit

- Instantaneous gas hot water system

### Rainwater Tank\*

- Above ground rainwater tank

# BASE Package - Specification & Inclusions Schedule – Spring Farm Spec



## 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: Not Included as part of this system are: TV Antenna and Pay TV connection

## 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 rooftrusses