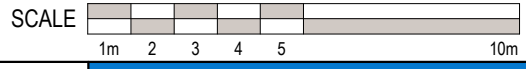
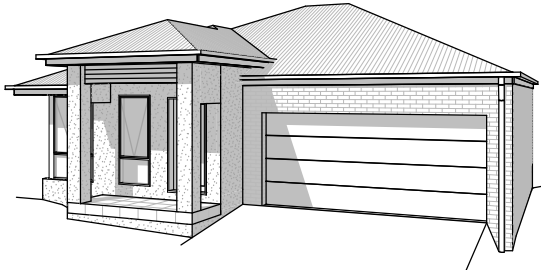


GROUND FLOOR PLAN



MILTON
TRADITIONAL

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| 4 2 2 | |
|--------------|-----------------------------|
| HOUSE AREAS | |
| ALFRESCO | 12.00 |
| GARAGE | 35.01 |
| GROUND FLOOR | 140.40 |
| PORCH | 3.73 |
| | 191.14 m² |

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