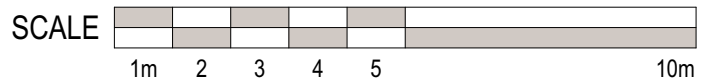


GROUND FLOOR PLAN



creation
HOMES

KENSINGTON

TRADITIONAL

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4 2 2	
Living	139.17m ²
Garage	36.39m ²
Alfresco	11.16m ²
Porch	4.42m ²
Total	191.14m²
Total Width	11.03m
Main Dwelling Depth	18.83m
Total Depth	20.15m

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 820 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

- Broom finished concrete

Driveway

- Plain broom finish concrete

Fencing

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

SILVER Package - Turnkey Specification & Inclusions Schedule



Letterbox*

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

Rear Terrace / Alfresco

- Broom finished concrete

INTERIOR FINISHES

Floor coverings

- 100% nylon first grade quality carpet to Entry, Living, dining, family and bedrooms
- First quality ceramic tiles to Kitchen and all wet 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

SILVER Package - Turnkey Specification & Inclusions Schedule

FIXTURES & FITTINGS

Kitchen

Cabinets

- Fully lined melamine carcass

Doors and Drawers

- Laminated finish in accordance with selected colour scheme

Benchtops

- Laminate benchtop in accordance with selected colour scheme

Splashback

- Ceramic tile splashback in accordance with selected 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

SILVER Package - Turnkey Specification & Inclusions Schedule



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

SILVER Package - Turnkey Specification & Inclusions Schedule



Shower base

- Tiled with chrome floor to waste

Mirror

- Polished edges

Exhaust Fan

- Ducted Exhaust fan

Vanity

- Fully lined melamine carcass

Doors and Drawers

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

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

SILVER Package - Turnkey Specification & Inclusions Schedule



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

- Ducted Exhaust fan

Vanity

- Fully lined melamine carcass

Doors and Drawers

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

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

SILVER Package - Turnkey Specification & Inclusions Schedule



Bedrooms

Wardrobe

- Mirrored sliding robe doors
- Melamine shelf with hanging rail

Main Bedroom

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

GENERAL

Door Bell

- Hard wired door bell

Entry Door Handle

- Chrome finish mechanical entrance lever set

External sliding doors

- Latch and deadlock

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

SILVER Package - Turnkey Specification & Inclusions Schedule



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 roof trusses