

Display Specification

Other Services

House Slab	100mm ground floor and 172mm suspended slab.
Site Inspection Report	Included
Structural Guarantee	10 years
Water Corporation Fees	Application Fee Included
Contour Survey	Included
Engineers Report	Included
Local Government	Building Licence Application, BRB & BCITF Fees
Insurance	Housing Indemnity
Maintenance Period	6 Months
Sewer Run	10 Meters
Termite Treatment	Full under slab and perimeter hand spray to BCA requirements
Water Run	Up to 6 Meter run included
Gas Point	Internal gas bayonet point
Power & Phone Service Run-in	10 Meter of phone and single phase power run ins
TV & Phone Points	Phone point and TV point included. TV cabling run to roof space.
Interior Design	Professional fully qualified, independent interior design service included.

Internal

Balustrade (void & stairs)	Aluminium Powder coated balustrading, choose from Waterford, various profiles.
Ceiling Lining	10mm plasterboard to internal ceiling. 10mm moisture resistant plasterboard to external ceilings.
Ceilings	32 Course high under slab and 30 course to the upper floor, unless otherwise specified.
Plaster Beading	Metal protective corner beads to all trafficable areas
Cornices	CSR Jazz or Boral Cairo cornice throughout, including garage and alfresco (where applicable)
Insulations (Flat Ceilings)	3.0 Insulation Batts to internal ceiling area
Internal Door Frames	Deluxe metal profile internal Doors Jamb
Internal Door Furniture	Gainsborough 700/9900 Lever Series
Internal Doors	Corinthian Flush panel Redicoat Doors
Internal Wall	12MPa Vertically cored bricks
Internal Wall Finish	White plaster set to all internal walls
Linen Shelving	Four melamine shelves.

Privacy Sets	Bathroom, ensuites, wc and powder (if applicable)
Robe Shelving	Custom fitout to Master Suite WIR to the value of \$1000. One melamine shelf and rail to all other robes.
WC Doors	Lift-off hinges to inward opening doors

Kitchen Features

Appliances	Technika H640STXPRO-3 60cm Stainless Steel cook top including wok burner. 2 side by side 600 Technika TO56FSS Stainless Steel fan forced under bench oven. (Range hood) glass/stainless steel CHEM52C6S
Bench tops	Essa stone top with 40mm edge to kitchen with Waterfall end to island bench. Laminex Square form to laundry, bathroom, ensuites and powder room (where applicable)
Cupboards	Overhead cupboards included. Soft close hinges to cabinet doors. Custom built cabinetry with gloss vinyl wrap doors and drawers (where applicable). Canister shelf over Fridge recess.
Cupboard Handles	Builders Standard Range
Dishwasher Recess	Recess with cold tap and GPO to kitchen
Drawers	One set of drawers to kitchen with metal runners
Kitchen Sink	Clark Orion/Riva double bowl, undermount sink.
Kitchen Tap	Alto Vito Bertoni Tapware
Pantry Shelving	4 No. Melamine shelves (unless otherwise specified)
Splashback	Glass splashback to back wall

Bathroom & Ensuite

Accessories	Caroma Cosmo double towel rail to bathroom and Ensuite. Caroma Cosmo toilet roll holders to both wcs. Caroma Cosmo glass shelf to shower recess.
Bath	1675 Stylus Maxton bath to bathroom
Bath Spout & Tap	Alto Vito Bertoni Tapware
Bench tops	Laminex Square form
Cupboards	Custom built cabinetry with pre-finish board, ABS edge doors and drawers (where applicable)

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Cupboard Handles	Builders Standard Range
Mirrors	Aluminium Frames Mirrors
Shower Rose & Tap	Alto Mixer
Shower Screens	Perimeter framed clear glass shower screen enclosure with frameless pivot door.
Toilet Suite	Metro Invisi II wall faced suite
Vanity Basin & Tap	Caroma Liano above counter or Caroma Leda Vasque semi inset basins.
Hobless Shower	Hobless shower with slimline stainless steel grates.

Laundry

Bench tops	Laminex Square form
Cupboards	Custom built cabinetry with pre-finish board, ABS edge doors and drawers (where applicable)
Cupboard Handles	Builders Standard Range
Laundry Trough	Caroma Metro 35 ceramic trough
Trough Tap	Alto Vito Bertoni Tapware
Washing Machine Taps	Builder Standard Range

Electrical

Exhaust Fans	Flumed white ceiling exhaust fans to bathrooms, ensuites an wc's.
Hot Water System	Rheem Heat Pump water heater or Gas boosted Solar.
Light Switches & Power Points	Clipsal Saturn light and power point covers throughout. Double GPO's throughout.
Meter box	Standard single phased combination with electrical safety switch.
Smoke Detectors	Two hard wired detectors or as otherwise required.
Smart Wiring	Intelligent Home standard smart wiring package.

Tiling

Tiling Allowance	Ceramic tile \$44m ² . Mitred edges to all applicable tiles. Sizes of 300 x 300, 200 x 200 and 600 x 100 included standard.
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Extent of Tiling	2m high wall tiling to shower recess. One row of tiling above vanity. 3 rows of tiling above kitchen bench top. 1 row high skirting tile around room in bathroom, ensuite, laundry, wc and powder room. Tiled hob to shower. Floor tiling to all wet areas and balcony (if applicable).
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Painting

External	
Eaves	Standard white
External Doors & Door Frames	Select from builders standard range, one colour.
Meter box	Select from builders standard range, one colour.
External Render	Select from builders standard range, two colours.
Internal	
Ceilings & Cornices	Standard white
Doors & Door Frames	Select from builders standard range, one colour.
Internal Walls	Max. one colour paint to all internal walls.

External

Balustrade (Balcony)	Aluminium Powder coated balustrading, choose from Nautilus, various profiles.
Downpipes	Colorbond
Eave Lining	4.5mm fibre cement lining
Entry Door	Corinthian PSLM208 doors with clear glass
Entry Door Frames	Timber Doors frames to suite enviroseal weather seal.
Entry Door Furniture	Gainsborough Trilock contemporary range door furniture to all external doors
External Doors	Flush panel solid core doors
External Door Furniture	Gainsborough 9648BBSET370 Pull Handles
External Taps	2 included
External Walls Fascias	Double clay bricks with painted sand render finish with 2 additional colours.
Flyscreens	To all sliding window and sliding doors unless otherwise specified.
Garage Hardstand	Concrete hardstand to garage
Garage Sectional Door	Twinlight/Clearlight Remote sectional door with 3 controllers to garage
Gutters & Fascias	Colorbond

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Parapet/Zero Lot Walls	Constructed of Midland Florentine Limestone 2 course brick or similar(if applicable)
Paving	Brick paving allowed to path and 6 meter driveway.
Decking	Hardwood timber decking to porch and alfresco
Roof	Choice of Monier Horizon tiles or Colorbond roof cover. 25 Degree roof pitch.
Roof Ventilations	1500mm long E-Vent to Colorbond roof
Window & Sliding Door Glazing	Cathedral glazing to all bathrooms, ensuite, wc & powder room (if applicable). Clear glazing to remainder of house.
Window Frames	Aluminium window frames with choice of colours
Window & Sliding Doors	Security key locks to all windows and sliding doors keyed alike.
Portico/Entry & Alfresco Ceiling	Cedar lining.
Gas point	External gas bayonet point to alfresco.