

Lifestyle Specification

Other Services

House Slab	100mm ground floor and 172mm suspended slab (where applicable)
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.

Kitchen Features

Appliances	Technika H640STXPRO-3 60cm Stainless Steel cook top including wok burner. Technika TO56FSS Stainless Steel fan forced under bench oven. (Range hood) glass/stainless steel CHEM52C6S
Bench tops	Laminex Square form to kitchen, laundry, bathroom, ensuites and powder room (where applicable)
Cupboards	Soft close hinges to cabinet doors. Custom built cabinetry with pre-finish board, ABS edge doors and drawers (where applicable).
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 and soft closers.
Kitchen Sink	Radiant R129 double bowl single drainer stainless steel sink with basket waste.
Kitchen Tap	Alto Mixer
Pantry Shelving	4 No. Melamine shelves (unless otherwise specified)

Internal

Balustrade (void & stairs)	Aluminium Powder coated balustrading, choose from Nautilus, various profiles.
Ceiling Lining	10mm plasterboard to internal ceiling. 10mm moisture resistant plasterboard to external ceilings.
Ceilings	30 Course high under slab and 28 course to the upper floor, unless otherwise specified.
Plaster Beading	Metal protective corner beads to all trafficable areas
Cornices	75mm Cove Cornice throughout
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 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 (if applicable)
Privacy Sets	Bathroom, ensuites, wc and powder (if applicable)
Robe Shelving	One melamine shelf and hanging rail to all robes
WC Doors	Lift-off hinges to inward opening doors

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 mixer
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
Mirrors	Aluminium Frames Mirrors
Shower Rose & Tap	Alto Mixer
Shower Screens	Semi-frameless clear glass shower screen enclosure.
Toilet Suite	Stylus Venecia vitreous china close coupled toilet suites
Vanity Basin & Tap	Stylus Venecia vitreous inset basins with chrome overflow, waste & plug

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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	45L inset stainless steel trough
Trough Tap	Alto mixer
Washing Machine Taps	Builder Standard Range

Electrical

Exhaust Fans	Flumed white ceiling exhaust fans to bathrooms, ensuites and wc's.
Hot Water System	Rheem Stellar 5 Star 160L gas storage or Rinnai Infinity 26 continuous flow hot water unit
Light Switches & Power Points	White or brushed aluminium finished light and power point covers throughout. Double GPO's throughout.
Meter box	Standard single phased combination with electrical safety switch.
Electrical Fuse Board	Standard single phase with electrical safety switch.
Smoke Detectors	Two hard wired detectors or as otherwise required.

Tiling

Tiling Allowance	Ceramic tile \$44m2. Mitred edges to all applicable tiles. Sizes of 300 x 300 and 200 x 200 included standard.
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).

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.

External

Balustrade (Balcony)	Aluminium Powder coated balustrading, choose from Nautilus, various profiles.
Downpipes	Painted zincalume rectangular downpipes
Eave Lining	4.5mm fibre cement lining
Entry Door	Corinthian Urban Range
Entry Door Frames	Double rebate timber frame
Entry Door Furniture	Gainsborough Trilock contemporary range door furniture to all external doors
External Doors	Flush panel solid core doors
External Door Furniture	Gainsborough contractor 700 Lever series
External Taps	2 included
External Walls Facias	Double clay bricks with painted sand render finish
Flyscreens	To all sliding window and sliding doors unless otherwise specified.
Garage Hardstand	Concrete hardstand to garage
Garage Sectional Door	Remote sectional door with 3 controllers to garage
Gutters	Painted zincalume slotted gutters & fascias from builder's standard profile.
Parapet/Zero Lot Walls	Constructed of Midland Florentine Limestone 2 course brick or similar(if applicable)
Paving	Brick paving allowed to portico, path, 6 meter driveway and alfresco
Roof	Choice of Harmony Habitat tiles, Monier Hacienda tiles or Colorbond roof cover. 25 Degree roof pitch.
Roof Ventilations	Two vents to roof with colour matching as required.
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.