



■ External

Slab/Base Stage

Concrete SR slab to suit unmodified soil classification "M" or "H" as per soil engineers report

Fall allowance up to 300mm over house site

Frame

Structural MGP10 Premium pine wall frame (2400mm height)

Structural pine roof truss system

External Walls

A selection of **Austral** or **Selkirk** bricks from builders range

Roof Tiles & Pitch

Builders standard roof pitch to **20.5 degrees**

Zincalume fascia, downpipes and gutters, painted in owners choice of colours

A selection of **Boral** roof tiles from builders range

Windows

Builders standard powder coated aluminium sliding windows with opening sashes as shown on working drawings

Safety and or obscured glazing where required as noted on working drawings

All opening window sashes fitted with window locks for added security

All opening windows only are fitted with fly screens

■ Kitchen

Kitchen Cabinets

Fully laminated bench tops in builders selection Laminex or Wilson Art with square edging

Laminated doors and panels in builders selection Laminex or Wilson Art

300mm deep overhead cupboards in builders selection Laminex or Wilson Art

All shelving to kitchen cabinetry (inclusive of pantry) includes adjustable melamine shelving

Builders standard bar handles (small)

Kitchen Appliances

Technika T888 VGX - 600 electric fan forced stainless steel wall oven

Technika TB95GW-3SS stainless steel 900mm 5 burner cook top

Technika SL10290I - 900 stainless steel slide out rangehood

Technika TBD4SS stainless steel Bellissimo dishwasher

Kitchen Tapware

Raymor Projix Sink Pillar mixer

1 3/4 bowl radiant stainless steel single drainer sink

■ Inclusions

External Inclusions

Hume XVP series solid core front entry door with frosted glazing (builders standard painted finish)

Clear glass side light/s where applicable as per working drawings

F.C infills above all windows and doors where shown on standard plans

Vaocluse façade as per working drawings

One external Bib tap to side of home (close to wet area)

One external Bib tap to front of home next to water authority installed meter

Internal Timberwork

65mm x 12mm MDF builders standard colonial profile architraves & skirting boards

Hume Colonial 4 panel doors to all main doors

Hume Flush primecoat to all robe doors

Built in robes as per plans, include single melamine hat shelf with painted feature timber edge and coat rail

Built in linen cupboards include 4 melamine shelves with painted finish

Plasterwork & Cornice

Boral Unispan 600 - 10mm thick plaster board to ceilings

Boral Wet area Plaster board to ensuite and bathroom walls

Level 4 finish as per Boral plasterboard installation manual

Boral Standard core 10mm thick plasterboard to all other wall areas

Boral 75mm cove scotia cornice throughout

Door Furniture Internal/External

Gainsborough Diplomat 350 satin chrome robe knobs to all robes

Gainsborough Contractor 100 series passage lever sets

Gainsborough Entry set - Governor 840 GOV PSS

■ Wet Areas

Bathroom

Fully laminated bench tops in builders selection Laminex or Wilson Art with square edging

Raymor Amethyst rectangle counter top basin, white, with chrome waste

Laminated doors and panels in builders selection Laminex or Wilson Art

Polymarble showerbase (size reflected on individual house design)

Semi frameless door shower screens

Powder coated framed or frameless polished edge mirror above vanity unit

Stylus Newbury Acrylic rectangle bath, white



Ensuite

Fully laminated bench tops in builders selection Laminex or Wilson Art with square edging
Raymor Amethyst rectangle counter top basin, white, with chrome waste
Laminated doors and panels in builders selection laminex or Wilson Art
Polymarble showerbase (size reflected on individual house design)
Semi frameless door shower screens
Powder coated framed or frameless polished edge mirror above vanity unit
Anderra II close coupled, soft close toilet suite

W.C.

Anderra II close coupled, soft close toilet suite

Tapware To Kitchen, Bath, Ensuite & Laundry

Kitchen - Raymor Projix Sink Pillar mixer
Bath - Raymor Projix Basin Pillar mixer
Ensuite - Raymor Projix Basin Pillar mixer
Bath - Raymor Projix Bath mixer with Raymor Armada wall swivel spout
Bath & Ensuite - Raymor Armada hand shower with rail
Laundry - Raymor Armada Special Laundry Set with 150mm spout

Robes

Built in robes as per plans, include single melamine hat shelf with painted feature timber edge and coat rail

Laundry

45Lt Nugleam S/S trough with bypass and steel cabinet

■ General

Painting

Washable acrylic (low sheen) to all interior walls in choice of colour (**3 coat paint system**, 1 coat true prep, 2 coats top coat)
Flat plastic paint to ceilings in choice of colour (2 coat system, 1 coat true prep, 1 coat top coat)
Gloss painted finish to internal timberwork in choice of colour (3 coat system, 2 coat undercoat, 1 top coat full gloss)
External timberwork in full timbercoat paint in choice of colour (2 coats)
All paints used for project are from the Solver range

Façade

Vaucluse façade. Materials and finishes shown on elevation working drawings

6 Star Rating

Sustainable 6 star rating regardless of orientation
Cellulose or thermal wool insulation to ceiling cavity
Insulation batts to external walls
Weather strip seals to entry doors

Hot Water/Plumbing

Chromagen Solar Hot Water System, Solarsmart 201VOBC12G20-Natural Gas, system include 1 x 200L tank,
1 x CR120 solar panel, 20L/min instantaneous gas booster
Position of panels may vary due to orientation, check working drawings for final position

Floor Coverings

All ceramic floor tiling to home from Silkwood Dream range as per plans (standard maximum tile size allowance 400 x 400mm)
Quality carpet selection to all other rooms from Silkwood Dream range

Wall Tiling

To all wet areas as shown on elevation plans including kitchen from Silkwood Dream range (300 x 300mm max size allowance)

Heating & Cooling

Braemar TH3 series ducted heating unit
Outlet positioning is determined on heat load requirements obligations. This may vary depending on changes made to standard floor plan
No outlets to wet areas

Electrical

Provision of light and power points will vary depending on design. Check with your consultant to verify allowance
Smoke detectors and safety switches to comply with statutory requirements
External batten light fitted to Porch, outside family/meals area and laundry door.
2 x T.V coaxial points to home
Silkwood Dream Security alarm system with 2 sensors and touch keypad.

Service Connections

All service connections to property (up to 650m² allotment) include: connection of single phase underground electrical mains, stormwater and sewerage wastes, short water tapping and gas mains connection.
Telephone/internet trenches, cabling and connection, is the responsibility of the applicant/building owner.
Other non essential services are the responsibility of the building owner

Garage

Boral unispan 600 - 10mm thick plaster board to ceilings
Concrete slab floor finish
Batten light point and provision of a double power point
4800mm wide panel lift door (manual lift as standard)
Full ply external door. Position as shown on working drawings

Bushfire Attach Level

All homes conform with BAL12.5 regulations