

Construction

Maintenance:	90 day maintenance period.
Insurance:	All risk/public liability/construction insurance.
Frame:	Stabilised timber wall frame & roof trusses or steel stud and track frame.
Common walls:	STC acoustic rating separation.
Services:	Service connection of electricity, gas & water (excludes account opening fees).
Cleaning:	Builders clean on completion.

External

Facade:	Face & rendered brick work plus "Timberlook" panelling.
Roof:	Colorbond metal roof.
Roof plumbing:	Colorbond fascia, gutter & downpipes.
Door furniture:	Lockwood leverset or similar.
Front door:	Glazed aluminium. Refer to plans.
Windows/Doors:	Aluminium windows & sliding doors with fly screens as per plans.
Balustrades:	Powder coated aluminium and framed glass.
Balconies:	450 x 450 floor tiles with one row of skirtings to balconies as per plans.

Heating / Hot Water

Heating / Cooling:	Ducted reverse cycle heating and cooling (Villas 1 to 26). Multi split system heating and cooling (Townhouses 27 to 42).
Bathroom / Ensuite:	Twin Tastic instant heat lamp / light combination.
Ventilation:	Mechanical ventilation to bathrooms, ensuite and laundry.
Hot water:	Solar with electric boost, 315 litre, as per LDA requirements, located in garage.

Energy Efficiency

Energy rating:	Minimum 6.5 star energy efficiency rating – As per Energy Rating certificates.
Windows/Sliding doors:	Double glazed throughout.
Wall insulation:	As per energy rating report.
Ceiling insulation:	As per energy rating report.

Internal

Ceiling height:	2.7m to all living areas and bedrooms.
Internal doors:	Flush panel 2040mm high hinged doors and cavity sliding doors throughout with door stops to all swinging doors.
Robe doors:	Sliding mirror doors to bedroom 1 & sliding vinyl doors to bedrooms 2, 3 & 4.
Linen/Laundry doors:	Hinged joinery doors same as kitchen cabinetry, as per plans.
Door handles:	Builder's select Modern Leverset or equivalent passage sets to internal doors with privacy sets to the WC, bathroom and ensuite.
Skirting:	67mm builders selection.
Architraves:	67mm builders selection.
Cornice:	55mm cornice throughout.
Plasterboard:	To walls (moisture resistant to wet areas).

Appliances

Cook top:	SMEG 60cm gas cooktop CIR66X3.
Oven:	SMEG 60cm multi-function oven SAC578X.
Rangehood:	SMEG 60cm recirculating slideout rangehood SAH460SS.
Dishwasher:	Provision only, including single power point & capped cold water point.

Kitchen Cabinetry

Cabinets:	Fully lined silk finish laminex doors with 1mm edge to all cabinets and overhead cupboards.
Doors & drawers:	Soft close.
Kickboard:	Brushed silver melamine or equivalent to resemble stainless steel kick.
Bench tops:	20mm reconstituted stone.
Handles:	Cabinet handles from builder's selection.

Kitchen

Microwave:	Provision only incorporated into kitchen joinery cupboards, single power point.
Sink:	CLARK Radiant 1100mm 1 ¾ bowl sink with drainer.
Tap:	DORF Viridian sink mixer.
Drawers:	Bank of drawers with cutlery insert to top drawer.

Bathroom & Ensuite

Shower screen:	1800mm high with clear safety glass, polished aluminium frames & pivot door (where possible).
Mirror:	Fixed polished edge mirrors (sizing is generally vanity width).
Toilet:	STYLUS Dorado back to wall suite with soft close seat.
Shower:	CAROMA Tasman II hand shower on rail with soap dish.
Taps:	DORF Viridian basin mixer.
Bath:	CAROMA Maxton, bath as per plans.
Spout:	DORF Viridian 215mm wall spout.
Vanity:	Modern wall hung single bowl vanity 750mm wide.
Accessories:	CAROMA Cosmo series towel rail & toilet roll holder.

WC

Basin:	Symphony mini 380mm wall basin.
Taps:	DORF Viridian basin mixer.
Toilet:	STYLUS Dorado back to wall suite with soft close seat, as per plans.
Accessories:	Toilet roll holder.

Laundry

Sink:	Everhard 45 litre laundry tub in cabinet.
Taps:	STYLUS Verdi sink mixer plus washing machine tap connections.

Garaging

Remote operated garage door with double car parking as per plan.

Storage

Bedroom robes:	Top shelf, shelving unit & chrome hanging rail.
Linen:	Shelving units and/or open space for broom.
Open shelving:	Shelving units, no door.
Laundry bench:	Laminex bench top with open storage under (townhouses 27 to 42 only).

Wall & Floor Tiling and Carpet

Bathroom/Ensuite:	300 x 600 wall tiles (1.8m tiling to shower and 1.2m tiling elsewhere). 1 strip wide feature tiles in shower. 450x450 Tiles to floor area.
Kitchen:	450x450 Floor tiles to floor area. Splashback tile from builder's selection.
Laundry:	450x450 Floor tiles to floor area. One row of 225 x 450 skirting tiles.
WC:	450x450 Floor tiles and one row 225 x 450 skirting tiles.
Carpets & Tiles:	Floor tiles or carpet to living areas, corridors, bedrooms and other areas as nominated on the floor plan.

Internal Paintwork

Woodwork & Doors:	Acrylic Gloss to skirtings & doors. Architraves (one colour). Two coat application system.
Ceilings:	Flat acrylic (one colour throughout). Two coat application system.
Walls:	Washable low sheen acrylic (one colour throughout). Two coat application system.

Electrical & Data

Power points:	Double power points throughout (single to dishwasher, microwave & fridge space).
Internal lights:	LED Down lights throughout.
Living:	4 light points, 2 double power points, 1 TV point, 1 data point.
Dining:	2 light points, 1 double power point.
Lounge:	4 light points, 2 double power points, 1 TV point, 1 data point.
Kitchen:	3 light points, 2 double power points.
Master Bedroom:	2 light points, 2 double power points, 1 TV point, 1 data point.
Bedrooms:	1 light point, 1 double power point.
Bathroom/Ensuite:	Twin Tastic instant heat lamp / light combination and one double power point.
Laundry:	1 light point, 2 double power points.
WC:	1 light point.
Garage:	2 fluorescent lights, 1 double power point.
Courtyard:	1 light point weatherproof and 1 double power point weatherproof.
Balcony:	1 light point weatherproof as per plans.
Aerial:	Connection to Free to Air aerial.
Safety switch:	RCD safety switch & circuit breakers to meter box.
Smoke detector:	Hardwired with battery backup.
Data & Telephone:	Connection to NBN (excludes account opening fees).

Courtyard

Landscaping:	Grass, concrete, tiles, pergola and gate as per plans.
Fencing:	Combination of brick, timber and pool fencing as per plans.
Tap:	1 external tap.
Clothesline:	Large double folding frame clothesline (wall or post mounted) with 23m of line.
Courtyard stairs:	Please note stair height and numbers subject to finished floor level as per plans.