

House & Land Packages

Stage 1

Burbank



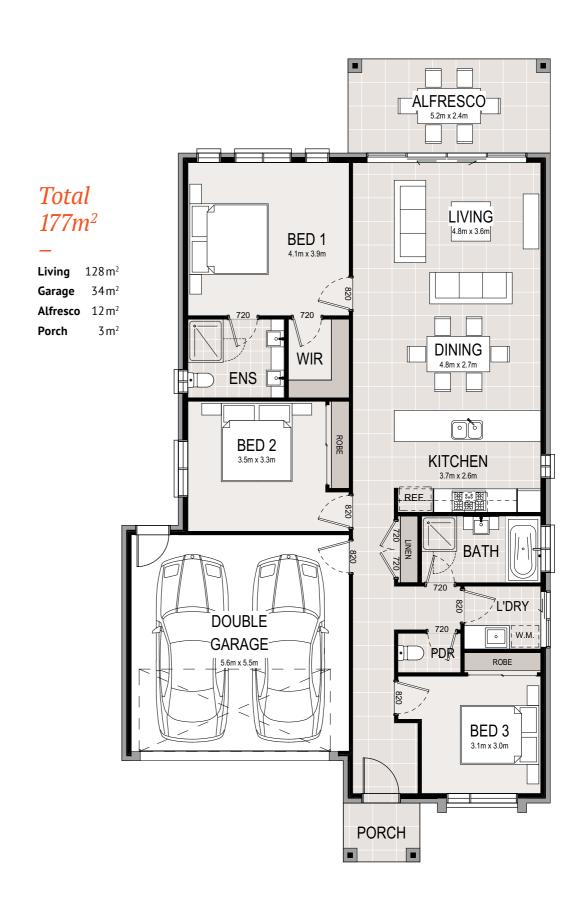




• Contemporary •



• Traditional •





Burnley





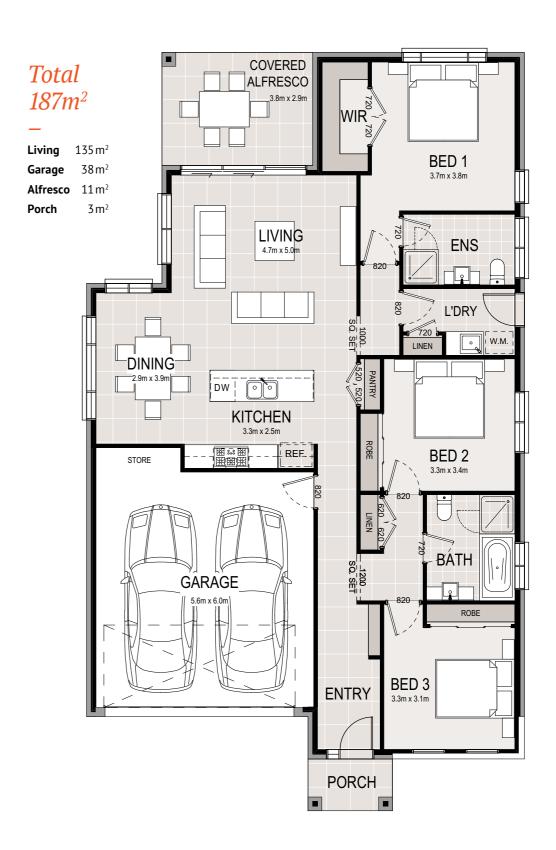




• Contemporary •



• Traditional •





Carina





• Contemporary •



• Traditional •



*Total 166m*²

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Elwood

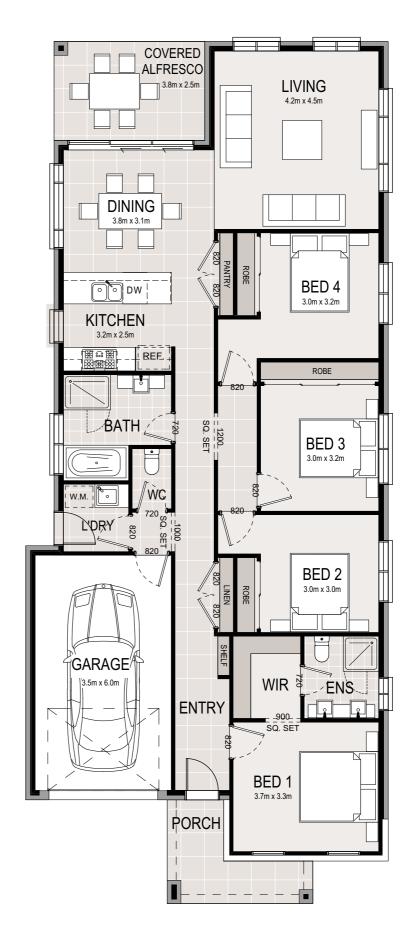




• Contemporary •



• Traditional •



*Total 182m*²

Living 143 m²
Garage 23 m²
Alfresco 10 m²
Porch 6 m²



Hamilton

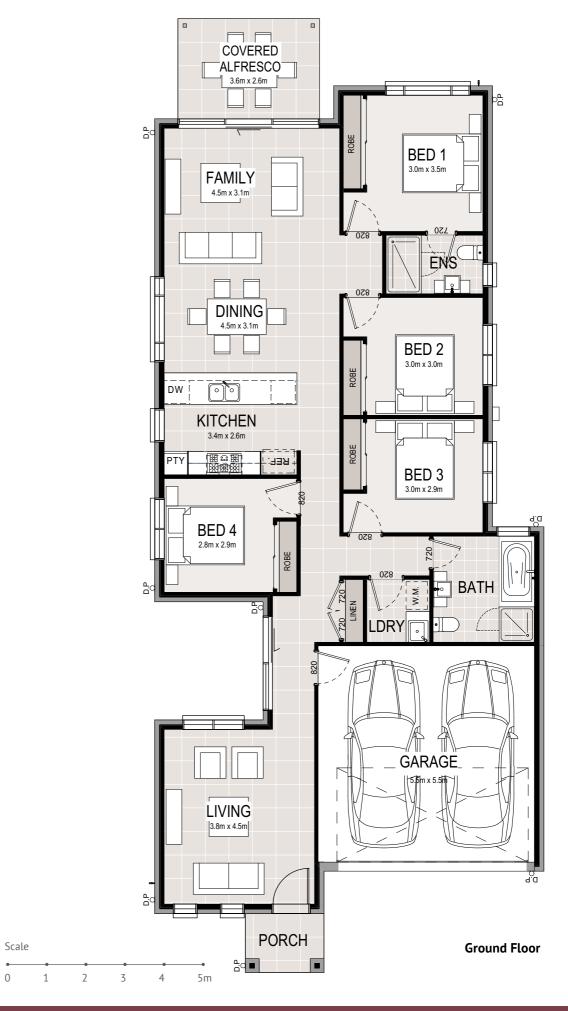




• Contemporary •



• Traditional •



*Total 188m*²

 Living
 143 m²

 Garage
 33 m²

 Alfresco
 9 m²

 Porch
 3 m²

Kensington









• Contemporary •



• Traditional •

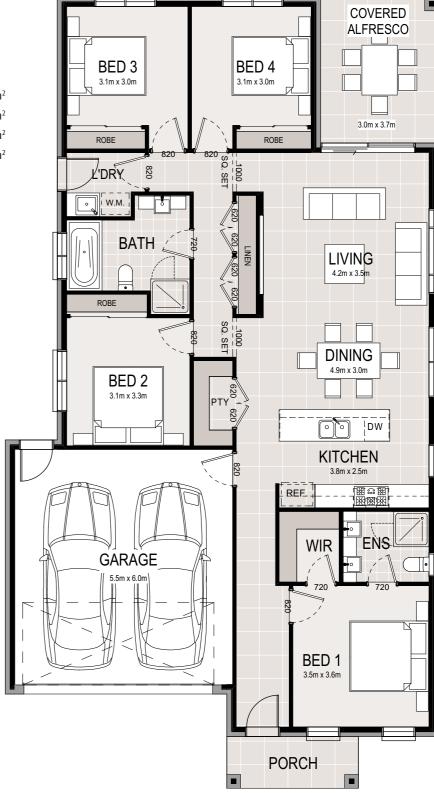
Total 191*m*²

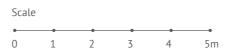
 Living
 139 m²

 Garage
 36 m²

 Alfresco
 11 m²

 Porch
 4 m²





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Kuraby





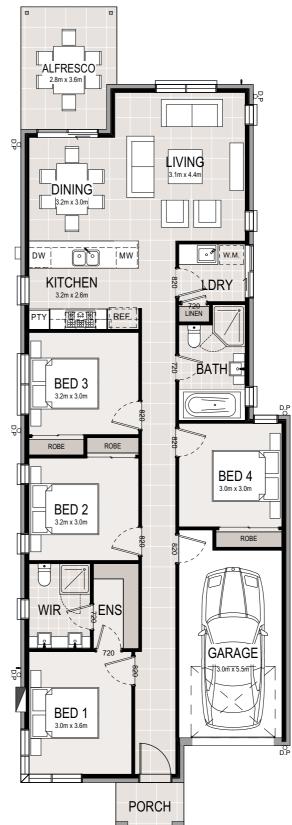




• Contemporary •



• Traditional •



*Total 158m*²

 Living
 126 m²

 Garage
 19 m²

 Alfresco
 10 m²

 Porch
 3 m²



Milton

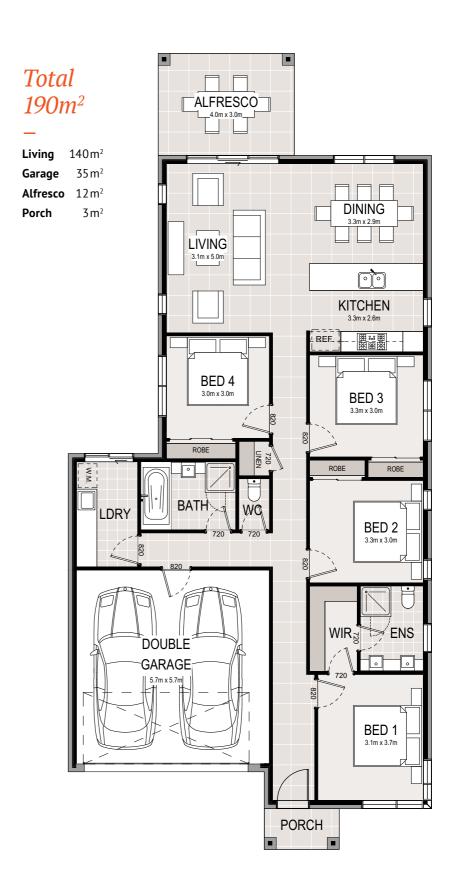




• Contemporary •



• Traditional •





Newfarm

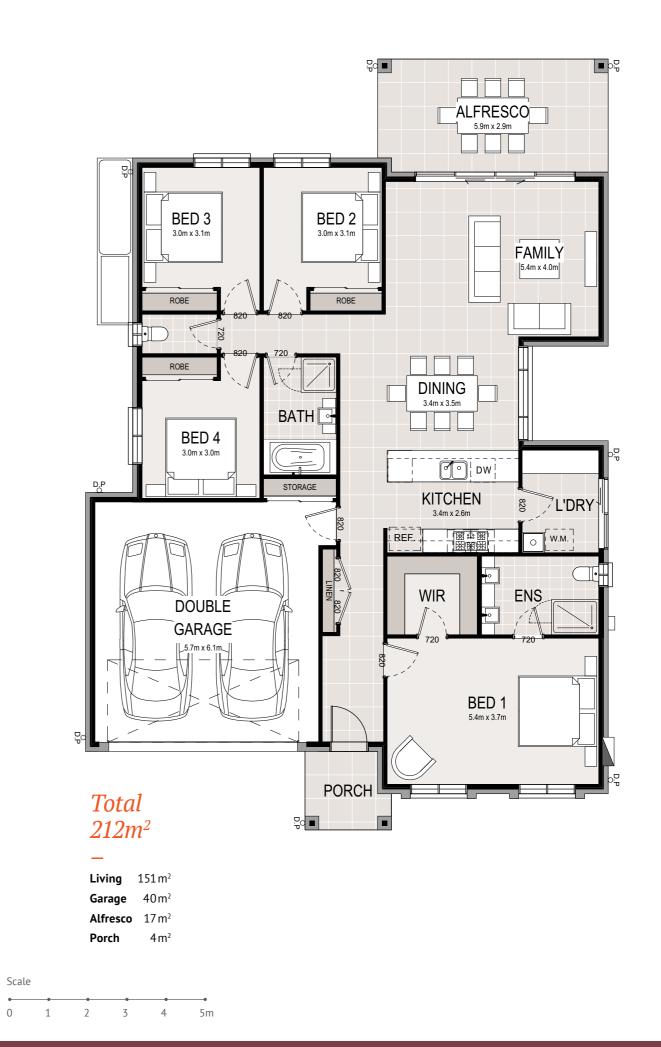




• Contemporary •



• Traditional •



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Newstead





• Contemporary •



• Traditional •

Total 224m²

Living 157 m²
Garage 39 m²
Alfresco 13 m²
Courtyard 13 m²
Porch 2 m²



Scale
0 1 2 3 4 5m

· 24 ~

Oxley Narrow







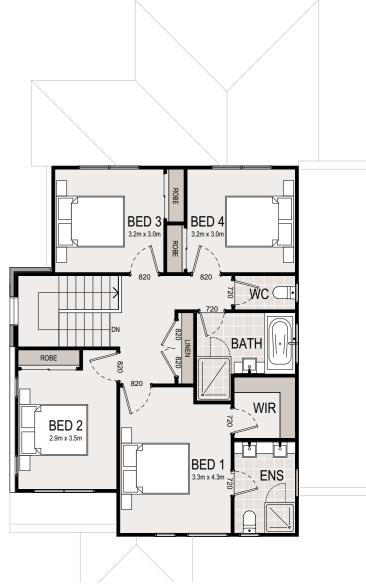


• Contemporary •



• Traditional •





Ground Floor First Floor

Total 220*m*²

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Ground Floor Living 87 m²
First Floor Living 84 m²
Garage 34 m²
Alfresco 11 m²
Porch 4 m²

Scale

0 1 2 3 4 5m

Salisbury





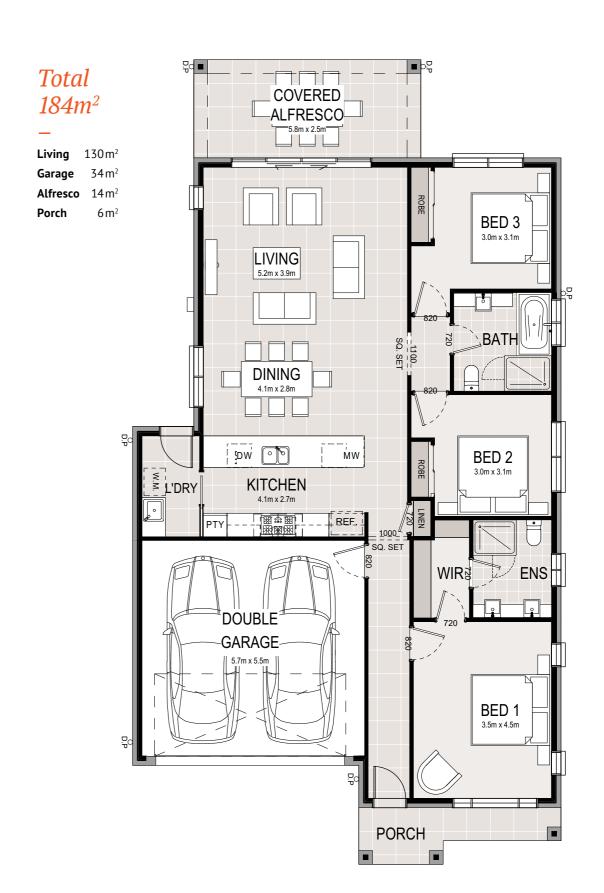




• Contemporary •



• Traditional •





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Wakerley









• Contemporary •



• Traditional •

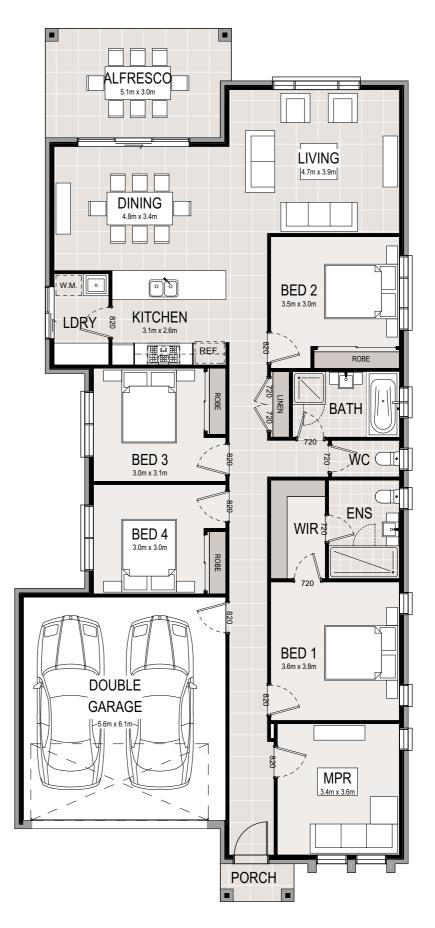
Total 218*m*²

 Living
 164 m²

 Garage
 37 m²

 Alfresco
 15 m²

 Porch
 2 m²



Scale

0 1 2 3 4 5m

Specification & Inclusions Schedule

Exterior Finishes

Walls

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry
- Rendered lightweight cladding
- Painted fibre cement sheet cladding
- Painted masonry
- 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

 Timber stained or painted finish 920 wide 2040 high hinged door with clear glazing, from the Corinthian Madison range

Front Door Frame

 Timber stained or painted finish with clear glazing to sidelight (where applicable)

Front Porch Ceiling

• Lined with FC Sheet

Front Garage Doors

 Sectional overhead Colorbond® door with auto opener, two hand held and one wall mounted transmitter

Fascia & Gutter

- Colorbond® gutters
- Colorbond® box gutters
- Colorbond® rain heads and PVC downpipes

Entry Porch

• External first quality ceramic tiles

Driveway

• Colour through concrete with broom finish

Fencing

- **Subject to estate guidelines**
- Generally treated pine lapped and capped fencing to side and rear boundaries (1.8m)

Letterbox

Brick pillar finish to match home

Rear Terrace / Alfresco

• External first quality ceramic tiles

Landscaping

 Landscaping to front and rear yards including a combination of turf and shaped & mulched garden beds with planting including trees, ground covers & shrubs. (Plant species is season dependent)

Interior Finishes

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Floor coverings

- First quality ceramic tiles or laminated timber flooring to ground floor living, dining & kitchen and first quality ceramic tiles to all wet areas
- 100% nylon first grade quality carpet on superior grade foam underlay to all remaining areas

Walls

• Plasterboard with low sheen 3 coat paint finish

Ceilings

• Plasterboard with 3 coast paint finish

wall Hiling

- Bath & Ensuite All walls tiled to ceiling height with square set ceiling/ walls at junction with feature wall tile
- 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 to each

Stairs

MDF treads & risers (carpet finish)
 plasterboard dwarf wall with timber
 capping and handrail where applicable

Cornice

- 90mm Cove cornices (excluding ensuite and bathroom)
- 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 (nominal) to ground floors and 2400 (nominal) to first floors

Fixtures & Fittings

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Kitchen

Cabinets

• Fully lined melamine carcass

Doors and Drawers

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

Benchtops

 Reconstituted stone –
 20mm thick with 20mm edges and waterfall ends where applicable

Splashback

 Ceramic tile splashback in accordance with selected colour scheme

Sink

Stainless steel double bowl undermount sink

Tapware

 Chrome finish gooseneck sink mixer with hand held spray attachment

Dishwasher

 600mm wide stainless steel freestanding dishwasher

Oven

• 2 x 600mm stainless steel electric ovens in accordance with kitchen design

Cooktop

 900mm gas stainless steel with wok-burner & cast iron trivets

Rangehood

900mm wide externally ducted canopy rangehood

Microwave space

• Integrated into cabinets

Laundry

House specific

Trough

- Stainless steel 45 litre inset trough or
- 45 litre laundry trough and cabinet

Cupboard

• Fully lined melamine carcass

Doors and Drawers

• Laminated with 1.5mm edge

Benchtop

• Reconstituted stone 20mm thick to match kitchen

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

Exhaust Fan

Ceiling mounted

Toilet roll holder

• Chrome finish

Bathroom

Shower Screen

• 2000mm high semi-frameless with clear glass

Toilet

Mirror

 Vitreous china back to wall pan with soft close seat and close coupled cistern

Shower base

• Tiled with chrome floor to waste

Polished edges

Exhaust Fan

• Fan/light/heater combination unit

• Fully lined melamine carcass

Doors and Drawers

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

Benchtops

 Reconstituted stone – 20mm thick with square edge

Basin

House specific

Vitreous china inset basin

Dath

Acrylic

Tapware

Chrome finish mixer to basin and shower

Shower Rose

• Hand held adjustable shower on rail with integrated soap dish

Towel Rail

Double rail in chrome finish

Toilet roll holder

• Chrome finish

Shower ShelfChrome finish

Ensuite

Shower Screen

• 2000mm high semi-frameless with clear glass

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

• Fan/light/heater combination unit

VanityFully lined melamine carcass

Doors and Drawers

drawers in accordance with selected colour scheme

• Laminated finish with soft close

Benchtops

 Reconstituted stone – 20mm thick with square edge

Basin

Vitreous china inset basin Bath

• Acrylic (where applicable) *Tapware*

 Chrome finish mixer to basin and shower

Shower Rose

 Shower with hand held adjustable shower on rail and integrated soap dish

Towel Rail

Double rail in chrome

finish *Toilet roll holder*• Chrome finish

Shower shelfChrome finish

Bedrooms *Wardrobe*

• Mirrored sliding robe doors

Melamine shelf with hanging rail450mm wide melamine tower with 4

drawers & 3 open shelves to each robe *Main Bedroom*

• Walk in Robe (where applicable)

• Melamine shelf with hanging rail

 2 x 450mm wide melamine towers with 4 drawers and 3 open shelves to each walk in robe

Specification & Inclusions Schedule (continued)

General

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Heating Cooling

• Dual Zone Actron ducted reverse cycle heating/cooling system

Clothes Line

 Wall or ground mounted folding clothes line including concrete pad

Flyscreens

Black Fibreglass mesh to all openable windows only

Door Bell

· Hard wired door bell

Entry Door

• Gainsborough Trilock – 3 in 1 door set

External sliding doors

Latch and deadlock

Internal door furniture

 Chrome finish lever passage set Bathroom, Ensuite, Powder Room & Main Bedroom

· Passage set with privacy latches

Optical Smart Wire System

- Installation of 1 x 25mm comms conduit and drawstring from external Communications cabinet to Hub location (Usually garage or WIR)
- Supply and install Hills Home hub 420w x 600h
- Including 1 x Telephone patch,
 1 x Data patch. (Router, switcher,
 modem or fly leads are not included)
- Install 1 x RG6 TV cable from Hills Hub into roof including 4 way splitter in roof
- Install of Phone points in Cat 6 x 2
- Installation of Data points in Cat 6 x 2
- Installation of TV points in RG6 x 2
- Provide Double power point in hub.
- Install P20 Communications conduit for NBN/Opticom
- Note: Pay TV connection not part of this system

Internal Light Fittings

- LED downlights throughout in satin chrome finish
- 2 x Fluorescent light fitting to Garage
- Electrical Switch Plates
- · Clipsal Slimline SC2000 in white finish

Hot Water Unit

• Instantaneous gas hot water system

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

Standard Upgrade Option – Price On Application

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- Ground floor ceiling 2740mm
- · Alarm system
- Polyurethane to kitchen cupboards and drawers
- Glass splashback to kitchen
- Tiled shower niche in lieu of shower shelf
- Sliding screen doors to external sliding doors
- Solid timber floor to living area
- Water point to fridge space
- Additional power and light points
- · Additional gas points

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