



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 and water supply (excludes account opening fees).
Cleaning:	Builders clean on completion.

External

Bricks:	Precast concrete panels and Hebel panel.
Roof:	Colorbond metal roof.
Roof plumbing:	Colorbond fascia, gutter & downpipes.
Door furniture:	Lockwood leverset or similar.
Front door:	Fire rated timber painted door.
Windows/Doors:	Aluminium windows & sliding doors with fly screens as per plans.
Balustrades:	Powder coated aluminium and framed glass.
Balconies:	450 x 450 floor tile with one row of 225 x 450 skirtings to balconies as per plans.

Heating / Hot Water

Heating / Cooling:	Reverse cycle heating and cooling with digital manual thermostat, sized according to unit size.
Bathroom / Ensuite:	Twin Tastic instant heat lamp / light combination.
Ventilation:	Automated ventilation to bathrooms, ensuite and laundry.
Hot water:	Solar hot water with electric boosting and individual hot water usage metering.

Energy Efficiency

Energy rating:	Minimum 7 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:	Minimum 2.550m to all living areas.
Internal doors:	Flush panel 2040mm high hinged doors and cavity sliding doors throughout with door stops to all swinging doors.
Robe doors:	Sliding vinyl doors with mirror to master bedrooms.
Linen/Laundry doors:	Flush panel 2040mm high hinged or sliding vinyl doors.
Door handles:	Builder's select Modern Leverset or equivalent passage sets to front and internal doors with privacy sets to the toilet, 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 induction cooktop.
Oven:	SMEG 60cm multi-function oven.
Rangehood:	SMEG 60cm recirculating slideout rangehood .
Dishwasher:	SMEG 60cm freestanding dishwasher.
Dryer:	FISHER & PAYKEL 4kg dryer.

Kitchen Cabinetry

Cabinets:	Fully lined silk or natural 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:	Stainless steel 1100mm 1 & ¾ bowl or 980mm 1 & ½ bowl or 1 bowl top mount flushline sink (to suit layout).
Tap:	DORF Viridian sink mixer.
Drawers:	Bank of 4 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.
Vanity:	Modern wall hung single bowl vanity 750mm wide.
Accessories:	CAROMA Cosmo series towel rail & toilet roll holder.

Laundry

Sink:	Everhard 30 litre laundry tub in cabinet.
Taps:	STYLUS Verdi sink mixer plus washing machine tap connections.

Basement

Security access via remote/card.
Car parking as per plan.
Private, lockable storage cages as per plan.

Storage (refer to plans)

Master bed robe:	Built in robe with mirrored door (refer to plans).
Bedroom robes:	Top shelf, shelving unit & chrome hanging rail with either swinging or sliding doors (refer to plans).
Linen:	Shelving units and/or open space for broom.



Wall & Floor Tiling and Carpet

Bathroom/Ensuite:	300 x 600 wall tiles (floor to ceiling). 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.
Toilet:	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 doors, 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/Dining:	Four light points, two double power points, 1 TV point, 1 data point.
Kitchen:	3 light points, 2x double power points.
Master Bedroom:	Two light points, two double power points, one TV point, one data point.
Bedrooms/Study:	One light point, one double power point.
Bathroom/Ensuite:	Light and exhaust fan or similar and one double power point.
Laundry:	1 light point, 2 double power points.
Toilet:	1 light point.
External:	1 light point , weather proof.
Aerial:	Connection to Free to Air aerial & MATV including Foxtel (service fees not included).
Safety switch:	RCD safety switch & circuit breakers to meter box.
Smoke detector:	Hardwired with battery backup.
Data & Telephone:	Connection to Telstra and NBN (excludes account opening fees).
Intercom:	Integrated building intercom and security system.