

# Specifications & Inclusions

Structural	Edge	Designer
2440mm ceiling height to house and garage	•	
Higher 2590mm ceiling height to house and garage (single storey homes and ground floor on double storey homes)		•
22.5 degree roof pitch to house and garage	•	•
Choice of Category 1 bricks with natural mortar and a range of mortar joint selections	•	•
Selection of concrete roof tiles in a range of diverse colours	•	•
Colorbond fascia, quad gutter and downpipes in a range of standard Colorbond colours	•	•
Engineer designed Class M concrete waffle pod slab	•	•
N1 & N2 wind rating bracing system	•	•
90mm pine wall frames with stabilised pine roof trusses	•	•
Garage		
Colorbond steel sectional overhead garage door in a choice of styles	•	•
Remote control system to double sectional overhead door with three control units	•	•
Timber trimming & cladding above sectional door	•	
Brickwork above sectional door		•
Pedestrian access door from garage (house specific)	•	•
Internal access - door from garage to house	•	•
External Windows, Doors & Door Furniture		
2040mm high x 820mm wide, solid timber front entry door in a choice of styles	•	
Category Two 920mm wide front entry door in a choice of clear glass panelled styles		•
Clear glazed sidelite adjacent front entry door (double sidelites house specific)	•	•
Single cylinder deadbolt to the front entry door with additional lever set	•	•
Brickwork over front façade windows and entry frame (façade specific)	•	•
Aluminium sliding doors with painted panels above to the areas as shown on the elevation plan	•	
Aluminium windows with painted panels above to side & rear elevations	•	
Aluminium sliding doors with steel lintels and overhead brickwork		•
Aluminium bi-parting or stacker sliding doors with steel lintels and overhead brickwork (house specific)		•
Aluminium windows with brick work above to side and rear elevation		•
Site and Connection Costs		
Includes earthworks costs based on a maximum site size of 650 square metres with up to 300mm of fall over the building platform and standard M-class concrete slab. Includes connections to standard sewer and storm-water points within the building site at a depth of up to 1.5m, water connection to an existing dry tapping point within the building site, underground electricity connection to an existing dedicated pit within 12m of the meter box and gas connection where available.	•	•
Energy Efficiency		
6 Star Energy Rating* in any orientation	•	•
Foil wall wrap insulation to external living and utility area walls except all garage walls	•	•
Ceiling batts to living and utility areas (except garage, porch & alfresco)	•	•
Wall batts to all dwelling external walls except garage	•	•

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Weather seals to all external doors and aluminium windows	•	•
<b>Kitchen</b>	Edge	Designer
32mm moisture resistant laminate bench top	•	
Reconstituted 20mm thick stone bench tops and pencil round edges with 16mm laminated shadow line		•
Laminated cabinetry and overhead cupboards	•	•
ABS edging to cupboard doors and drawers	•	•
Single bank or double bank of pot drawers (house specific- refer to working drawings)	•	•
Selection of chrome or satin chrome handles from our standard range	•	•
Ceramic tiled splashback from our Silver Category range	•	•
Large pantry with internal shelving	•	
Large walk-in pantry with four melamine shelves and blade supports (house specific- refer to working drawings)	•	•
Dishwasher opening and provisions including cold water point, single power point and waste outlet	•	
Stainless steel 1 & ½ bowl sink with single lever swivel mixer	•	
Stainless steel 1 & ¾ bowl sink with a choice of single lever chrome swivel mixers		•
<b>Appliances</b>		
600mm multi-function under bench oven with a cool touch glass triple glazed door	•	
600mm 4-burner stainless steel gas cooktop	•	
600mm canopy rangehood with aluminium filters	•	
Selection of 900mm stainless steel multifunction upright cookers with cast iron trivets		•
900mm rangehood in a range of stainless steel and glass styles		•
Freestanding electronic 600mm dishwasher with multi program functions and anti-flood protection		•
<b>Ensuite</b>		
Choice of 16mm top + 16 shadow line or 32mm laminate bench top and laminated cabinetry	•	•
ABS edging to cupboard doors	•	•
Selection of chrome or satin chrome handles from our standard range	•	•
Vitreous china vanity basin in 1 or 3 hole tap configuration with chrome overflow and plug & waste	•	
Dual vitreous china vanity basins in a choice of styles with chrome overflow, plug & waste		•
Dual flush toilet suite with vitreous china pan	•	
Dual flush toilet suite with vitreous china pan and cistern		•
1200mm x 900mm shower (house specific) with 1830mm high shower screens and a polymarble shower base	•	
Enlarged shower enclosure with 2000mm high shower screens, a fully tiled shower base and tiled outlet		•
Selection of tap ware in a chrome finish throughout	•	
Shower mixer with chrome shower rose on rail complete with soap dish		•
Enclosed WC area with hinged flush panel door		•
Selection of three-piece or mixer tap ware in a chrome finish		•
Chrome toilet roll holder and chrome towel rail	•	•
Polished edge silver mirror extending the full width of the vanity unit	•	•
Wall and floor tiles from our ceramic Silver Category range	•	•

# Specifications & Inclusions

Bathroom	Edge	Designer
Choice of 16mm top + 16 shadow line or 32mm laminate bench top and laminated cabinetry	•	•
ABS edging to cupboard doors	•	•
Selection of chrome or satin chrome handles from our standard range	•	•
Vitreous China Vanity Basin in 1 or 3 hole tap configuration with chrome overflow and plug & waste	•	
Vitreous china vanity basin in a choice of styles with chrome overflow, plug & waste		•
900mm x 900mm shower with 1830mm high shower screens and a polymarble shower base	•	
Enlarged shower enclosure with 2000mm high shower screens, a fully tiled shower base and tiled outlet		•
Shower mixer with chrome shower rose on rail complete with soap dish		•
1520 rectangular acrylic bath	•	
1675mm rectangular acrylic bath		•
Selection of tap ware in a chrome finish	•	
Selection of three piece or mixer tap ware in a chrome finish throughout		•
Chrome towel rail	•	•
Polished edge silver mirror extending the full width of the vanity unit	•	•
Floor, wall and bath hob tiles from our ceramic Silver Category range	•	•
<b>WC / Powder Room (house specific)</b>		
Dual flush toilet suite with vitreous china pan	•	
Dual flush toilet suite with vitreous china pan and cistern		•
Chrome toilet roll holder	•	•
Vitreous china vanity basin in a choice of styles with chrome overflow, plug & waste		•
Choice of laminate bench top and cabinetry colours		•
ABS edging to cupboard doors	•	•
Selection of chrome or satin chrome handles from our standard range		•
Polished edge silver mirror extending the full width of the vanity unit		•
Floor tiles from our ceramic silver category range	•	•
<b>Laundry</b>		
White cabinet with a 45 litre stainless steel bowl	•	•
Wall mounted tap set with 180° swivel spout	•	
Chrome mixer tap ware		•
Floor and cabinet splashback tiles from our ceramic Silver Category range	•	•
<b>Skirtings &amp; Architraves</b>		
67mmx12mm pre-primed double pencil round skirting	•	•
42mmx12mm pre-primed double pencil round architraves	•	•

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Internal Fixings	Edge	Designer
2040mm high pre-primed flush panel internal doors throughout	•	•
Double entry doors to Master Suite (house specific)		•
Selection of lever sets for internal doors in chrome and satin chrome finishes	•	•
Selection of pull handles to robes and linen in chrome and satin chrome finishes	•	•
Linen Closet - 4 white 445mm melamine shelves	•	•
Robes – Single white 445mm melamine shelf and chrome hanging rail with full height melamine blade supports	•	•
Broom Cupboard – Single white 445mm melamine shelf (house specific)	•	•
Chrome hinges, latches and striker plates throughout	•	•
Cornice - 75mm cove to house and garage	•	•
Paint		
Ceilings & Cornice – Two coat system in flat acrylic	•	•
Skirting & Architraves – gloss enamel finish throughout	•	•
Internal & External timber doors – gloss enamel finish throughout	•	•
External Cladding - weather resistant external acrylic (where applicable)	•	•
Walls – Three coat low sheen system throughout	•	•
Hot Water System		
Continuous flow gas water heater with a stainless steel solar collector panel	•	•
Heating & Cooling		
Gas ducted Heating with an Electronic Programmable Thermostat to selected ceiling outlets as per electrical plan	•	•
Electrical		
Double power points throughout as per detailed electrical plan	•	•
Exhaust fans above all showers where required	•	•
Direct wired smoke detectors as per detailed electrical plan	•	•
Ceiling batten lights with low energy globes throughout as per detailed electrical plan	•	•
Two-way light switches as per detailed electrical plan	•	•
One TV point with 7.5m of coaxial cable for future connection	•	
Three TV points with 7.5m of coaxial cable for future connection		•

## GENERAL CONDITIONS OF SALE

All dimensions listed are nominal. Excludes site specific rescode windows, rock removal, telephone service charges, other consumer charges and Local Council requirements. Costs for additional requirements associated with nominated bushfire zones - refer Building Act 1993 Amendment (Bushfire Construction) effective 8th September 2011 may apply. Additional costs will only be available after titles have been released and costs will be provided as soon as practicable. This Bentley Homes' specification is subject to product and pricing change without notice and we reserve the right to substitute listed products for equivalent items from alternative suppliers. Where garage side setbacks are 200mm or less, a down-pipe will be positioned to the garage front wall, which may differ from the display home. \*6 Star Energy Rating is based on Standard House Design with no alterations.