

# SPECIFICATIONS



## Structural

- 2590mm ceiling height
- 22.5 degree roof pitch to house and garage
- Choice of bricks with natural mortar and rolled mortar Joints
- 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 H1 concrete waffle pod slab
- N1 and N2 wind rating bracing system
- 90mm pine wall frames with stabilised pine roof trusses
- Undercover Alfresco with H1 Class waffle pod slab poured at time of slab and 135mm x 135mm painted timber posts (House specific)

## Garage

- Colorbond steel sectional overhead garage door in a choice of styles

- Remote control system to double sectional overhead garage door with two control units
- Timber trimming and cladding above sectional door (façade Specific)
- Rear pedestrian access door from garage
- Internal access door from garage to house

## External Windows, Doors and Door Furniture

- 2040m high front entry door in choice of styles
- Clear glazed sidelite adjacent front entry door
- Classic Neon entry set with single cylinder deadbolt
- Brickwork over front windows and entry frame (façade & house 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 and rear elevation

## Kitchen

- Choice of 20mm Caesarstone benchtop and 16mm laminated shadow line
- Laminated cabinetry and overhead cupboards in large choice of colours
- Single bank pot drawers – refer to working drawings
- Chrome or satin chrome handles in choice of styles
- Ceramic tiled splashback in choice of colours
- Large walk-in pantry with melamine shelves and blade supports
- Dishwasher opening and provisions including cold water point, single power point and waste outlet
- Stainless steel double bowl sink with Category One sink mixer

## Appliances

- 900mm stainless steel multifunction upright cooker

- 2590mm ceiling height
- Remote control system to double sectional overhead garage door
- Timber trimming and cladding above sectional overhead garage door
- Brickwork over front windows and entry frame
- 20mm Caesarstone benchtop to kitchen
- 900mm stainless steel appliances
- Large walk-in-pantry with melamine shelves and blade supports
- Double bowl stainless steel sink with sink mixer
- 32mm laminate benchtop and laminated cabinetry to bathroom
- Vitreous china vanity basin with chrome mixer to Ensuite and Bathroom
- 32mm laminate benchtop and laminated cabinetry to Ensuite
- Polymarble shower base with 2000mm high shower screen



900mm stainless steel canopy rangehood with aluminium filters

#### **Ensuite**

32mm laminate bench top and laminated cabinetry in choice of colours

Chrome or satin chrome handles in choice of styles

Vitreous china vanity basin with chrome overflow, plug and waste

Dual flush toilet suite with vitreous china pan, cistern, soft close seat and lid

Polymarble shower base with 2000mm high shower screen

Tapware and shower rail in a chrome finish to shower

Mixer tapware in a chrome finish to basin

Polished Classic silver mirror extending the full width of the vanity unit

Chrome toilet roll holder and chrome towel rail

Ceramic wall and floor tiles in a choice of colours

#### **Internal Fixings**

2040mm high pre-primed flush panel internal doors throughout

Lever sets for internal doors in chrome and satin chrome finishes

Pull handles (non lever type) to robes and linen in chrome and satin finishes

Linen cupboard – 4 white 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

Chrome hinges, latches and striker plates throughout

Cornice – 75mm cove to house and garage

#### **Bathroom**

32mm laminate bench top and laminated cabinetry in choice of colours

Chrome or satin chrome handles in choice of styles

Vitreous china vanity basin with chrome overflow and plug and waste

Polymarble shower base with 2000mm high shower screen

Tapware and shower rail in a chrome finish to shower

Mixer tapware in a chrome finish to basin

1525mm rectangular acrylic bath

Mixer tapware in a chrome finish to bath

Chrome towel rail

Polished Classic silver mirror extending the full width of the vanity unit

Ceramic floor, wall and bath hob tiles in a choice of colours

#### **WC**

Dual flush toilet suite with vitreous china pan, cistern, soft close seat and lid

Chrome toilet roll holder

Ceramic floor tiles in a choice of colours



CLASSIC

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## Laundry

White cabinet with a 45 litre stainless steel sink  
Mixer tapware in a chrome finish

Ceramic floor and cabinet splashback tiles in a choice of colours

## Skirtings and Architraves

67mm x 12mm pre-primed double pencil round skirting

42mm x 12mm pre-primed double pencil round architraves

100mm high ceramic tiled skirting to wet areas in choice of colours.

## Paint

Ceilings and cornice – Two coat system in flat acrylic

Walls – three coat low sheen system throughout

Internal doors, skirting and architraves – gloss enamel finish throughout

Front entry doors – gloss enamel finish throughout

External cladding – weather resistant external acrylic (where applicable)

## Hot Water System

Continuous flow gas hot water heater system with a stainless steel solar collector panel

## Heating

Gas ducted heating with a manual thermostat to selected ceiling outlets as per detailed 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

Safety Switch

Two Television points with 7.5m of coaxial cable for future connection as per detailed electrical plan

## Energy Efficiency

6 Star Energy Rating on standard floorplans to best orientation\*

Foil wall wrap insulation to external living and utility area walls except all garage walls

R2.5 Ceiling batts to living and utility areas (except garage, porch and alfresco)

R1.5 Wall batts to all dwelling external walls except garage

Weather seals to all external doors and aluminium windows

- 6 Star Energy Rating to best orientation\*
- Manual thermostat heating system
- Two television points
- Linen cupboard with four white melamine shelves
- Continuous flow gas hot water heater system with a stainless steel solar collector panel
- Undercover Alfresco with concrete pad

### Pricing Includes

Earthworks cost based on a maximum site size of 650sqm, with up to 300mm of fall over the building platform, and standard "H1" class waffle pod concrete slab. Included are connections to standard sewer and storm water points within the building site at a depth of up to 1500mm, water connection up to 6.0m of an existing dry tapping point within the building site, underground electricity to an existing dedicated pit within 12m of the meter box, and gas connection where available. Pricing also includes the specifications prescribed herein.

### Pricing Excludes

Excludes landscaping, plants, driveway, external decking, timber cladding to outdoor areas, BBQ's, Pergolas, furniture, timber flooring, wallpaper/ textured/ patterned feature walls, skylights, window furnishings, audio visual equipment, alarm systems, accessories, garage deadlocks, automatic door closers, light fittings, wall mounted lights, and decorator items. These items are not included in the base price of the home and are not offered as options.

Excludes costs for additional requirements associated with nominated bushfire zones which will only be available after the land titles has been released and information becomes available.

Excludes the stepped construction system displayed, excluded planning scheme (overlooking) windows, estate specific requirements, rock removal, bored piers, deepened rebates, N3 wind rating requirements, boundary flashing, telephone connection and service charges, other consumer charges and local council requirements.

### General Conditions of Sale

Pricing is based on the Urban façade. Some displayed items may be optional at additional cost and pricing for these is available on request. Refer to specifications list for standard home inclusions.

All dimensions listed are nominal. These Specifications are 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 downpipe will be positioned to the garage front wall, which may differ from the display home. \*6-Star Energy Rating is based on Standard House Plans with no modifications. Undercover Alfresco with H1 Class waffle pod slab poured at time of slab is house specific, refer to standard drawings.

The Milano 170 and Valencia 175 homes are designed in general accordance with the Small Lot Housing Code (SLHC). Designs may require plan alterations to comply with site & developer specific SLHC setback requirements.