



# SPECIFICATIONS



## Structural

2590mm ceiling height on single storey designs

2590mm ceiling height to ground floor with 2440mm ceiling height to first floor on double storey homes

22.5 degree roof pitch to house and garage on single storey designs

25 degree roof pitch to first floor on double storey designs

Choice of brick with natural mortar and rolled mortar joints or rendered Hebel construction

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 (House specific)

## Garage

Colorbond steel sectional overhead garage door in a choice of styles

Remote control system to double sectional overhead garage door with three control units

Brickwork above sectional garage door (façade specific)

Rear pedestrian access door from garage (house specific)

Internal access door from garage to house

## External Windows, Doors and Door Furniture

2040mm high front entry door with 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 windows and entry frame (façade & house specific)

Aluminium sliding doors with steel lintels and overhead brickwork (house specific)

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 (house specific)

## Kitchen

Choice of 20mm Caesarstone benchtop and 16mm laminated shadow line

Laminated cabinetry and overhead cupboards in choice of colours with natural finish

Double bank large pot drawers (house specific)

Chrome or satin chrome handles in choice of styles

Starfire glass splashback or silver category tiles

- Choice of brick or rendered Hebel construction
- Remote control system to double sectional overhead garage door
- 2040mm high front entry door in a choice of clear glass panelled styles
- Engineer designed Class H1 concrete waffle pod
- Starfire glass or tiled splashback
- Soft close technology to kitchen drawers and doors
- Choice of premium 900mm stainless steel appliances
- 600mm stainless steel dishwasher with multi program functions
- 20mm Caesarstone benchtop to ensuite
- Dual vitreous china vanity basins to ensuite
- Enlarged tiled shower base



Large walk-in pantry with 32mm laminate benchtop, melamine shelves and blade supports (house specific – refer to working drawings)

Microwave tower (house specific)

Double bowl stainless steel sink with Category 2 Pin sink mixer

Soft close technology to drawers and doors (excluding WIP)

#### Appliances

Premium choice of 900mm stainless steel appliances

Premium 900mm rangehoods in range of styles

Freestanding electronic 600mm stainless steel dishwasher with multi program functions and anti-flood protection

#### Ensuite

Choice of 20mm Caesarstone benchtop and 16mm laminated shadow line

Chrome or satin chrome handles in choice of styles

Dual vitreous china vanity basins, 1 hole tap configuration in a choice of styles with chrome overflow, plug & waste

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

Enlarged tiled shower base with semi frameless shower screen

Shower mixer with chrome shower rose on rail complete with soap dish

Mixer tapware in a chrome finish to basins

Enclosed WC area with hinged flush panel door (house specific)

Chrome toilet roll holder and chrome towel rail

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

Ceramic floor and wall tiles in a choice of colours

#### Bathroom

Choice of 20mm Caesarstone benchtop and 16mm laminated shadow line

Chrome or satin chrome handles in choice of styles

Vitreous china vanity basin in a choice of styles with chrome overflow, plug and waste

Tiled shower base with semi frameless shower screen

Shower mixer with chrome shower rose on rail complete with soap dish

Mixer tap ware in a chrome finish to basins

1675mm rectangular acrylic Bath (house specific)

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 styles



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## WC / Powder Room (house specific)

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

Chrome toilet roll holder

Vitreous china vanity basin in a choice of styles with chrome overflow, plug and waste

Choice of 20mm Caesarstone benchtop and 16mm laminated shadow line

Chrome or satin chrome handles in choice of styles

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

Ceramic floor and cabinet splashback tiles in a choice of colours

## Laundry

Practical joinery built base cabinetry with 2400mm max length 20mm stone Benchtop

Mixer tapware in a chrome finish

Ceramic floor and cabinet splashback tiles in 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

## Internal Fixings

2040mm high pre-primed flush panel internal doors throughout

Double entry doors to Master Suite (house specific)

Choice of Lever sets for internal doors in chrome and satin chrome finishes

Pull handles to robes and linen in chrome finishes

Linen cupboard – 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

Chrome hinges, latches and striker plates throughout

Cornice – 75mm cove to house and garage

## 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

External cladding – weather resistant external acrylic (where applicable)

- Practical joinery built base cabinetry to laundry
- Powder room with joinery-built cabinetry, basin and mixer tapware
- Tiled shower base
- Tiled Skirting to wet areas
- 1675mm rectangular acrylic bath
- Chrome towel rail
- 67mm x 12mm pre-primed double pencil round skirting boards
- 75mm cove cornice to house and garage
- Three coats of low sheen paint to internal walls
- Gas ducted heating with an electronic programmable thermostat
- LED Downlights to entry, kitchen, meals and family room
- Iconic® switches throughout



### Hot Water System

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

### Heating

Gas ducted heating with an electronic programmable thermostat to selected ceiling outlets as per detailed electrical plan

### Electrical

LED downlights to entry, kitchen, meals and family as per detailed standard electrical plan

Iconic® switches as per detailed standard electrical plan

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

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

### Energy Efficiency

6 Star Energy Rating to 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



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## 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,

- 6 Star Energy Rating to best orientation\*
- Three television points
- Brickwork above windows and garage door
- Undercover Alfresco with concrete pad
- Electronic programmable heating system



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 Urban façade Standard Master drawings with no structural modifications including changing of windows and doors. Additional cost for \*6 Star Energy Rating if modifications made, to be applied to HIA Building Contract.

The Liberty 270 home is 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.