

**BUILDING ALLOTMENT**

- 6-STAR ENERGY RATING  
All our homes are built to comply with 6-Star Energy Rating\* to ensure your home design meets all energy, water usage and thermal requirements. Including:
- Wall and ceiling insulation (excluding external wall and ceiling to garage)
- Water saving toilets, shower heads and tapware in kitchen and bathrooms
- Independent inspections by engineers and certifiers throughout the build
- Connection to water, sewer (up to 1600mm deep) and stormwater points within the allotment and connection to underground power services immediately adjacent to the allotment. Excludes internet and telephone connections and associated connections
- All Drafting, Engineering, Energy, Taswater compliance certificates and fees
- 7 Year Structural Warranty
- Surveyor Set out and Site Preparation

**CEILING HEIGHTS**

- 2440mm (nominal) ceiling height
- 75mm cove cornice

**FRAMING**

- MGP10 90mm pine frame and prefabricated roof trusses

**WINDOWS**

- Aluminium Double glazed sliding throughout (including locks), unless otherwise noted on facade selection.
- Brick above windows on ground floor of double storey homes
- Lightweight cladding above all windows with the exception of the above

**ROOFING**

- Colorbond® sheet roofing in colour of choice from range  
Colorbond® steel fascia, quad gutter, 90mm PVC downpipes

**EAVES**

- 450mm eaves to single and double storey homes as determined by home design and facade type

**BRICKS**

- Adbri or similar bricks with raked or rolled joints including brick sills

**HOT WATER SERVICE**

- Dux or Rheem Hot Water Cylinder 160l or 250l depending on house design

**EXTERIOR HINGED DOORS**

- Corinthian or similar front entry door selection including weather seal and entrance lockset with keyed alike deadbolt
- Garage access (if applicable) with flush panel door and lockset (no deadbolt)

**CAR ACCOMMODATION**

- Lock up garage under main roofline
- Manual sectional overhead door with painted cement sheet infill • Rear pedestrian access door (pending space availability)
- Plaster lined ceiling and side walls
- Structural concrete floor
- Double power point and batten light point

**FLOORING**

- Quality carpets throughout where required
- Laminate Timber Flooring through kitchen, hallways, living and dining. (Options available)

**KITCHEN & APPLIANCES**

- 20mm stone benchtops with 20mm edge
- Smeg or Similar 600mm electric oven with 600mm electric cooktop
- 600mm externally ducted rangehood
- Fully lined laminate base and overhead cupboards with handles
- Metal sided drawer runners (1 x four bank drawer module) Soft closing doors and drawers
- Pantry with 4x fully lined melamine shelves at 450mm in width
- Tiled splashback to kitchen (700mm high including returns)
- Quality Kitchen mixer tap
- 1- 3/4 bowl sink with single drainer
- Dishwasher and Microwave provision

**WET AREA FIXTURES**

- Shower Head or Rail with quality mixer tap
- 900mm x 900mm preformed slimline shower base
- Decina or similar shower screen
- Decina Acrylic bath or similar with wall mounted mixer tap and spout
- Quality Ceramic Back to Wall toilet suite
- Gloss vanity unit with ceramic top. Width of vanity determined from chosen floorplan. Quality Basin mixer
- Toilet roll holders
- Towel rail to bathroom and ensuite, towel ring to powder room
- Mixer tap with 45 litre metal trough and cabinet to laundry
- 2x stop taps to washing machine (1x hot, 1x cold)
- Frameless mirror to the width of the vanity

**FIXING**

- Corinthian or similar internal hinged doors with lever handle
- Doorstops throughout
- Sliding robe doors with single lined shelf with metal hanging rod
- Joinery - Paint finished MDF
- 67x12mm skirtings and 42x12mm architraves throughout

**STAIRCASE (IF APPLICABLE)**

- MDF treads and risers including
- Pine handrail as required for chosen design

**HEATING**

- Wall Mounted Heat Pump in main living area, wired panel heater in areas where required

**PAINT**

- Two coat paint system throughout the home
- Low sheen washable acrylic paint to internal walls and ceiling
- Gloss enamel paint to internal timberwork and doors
- Walls and internal woodwork to be 1x colour throughout
- White ceilings
- Acrylic paint finish to exterior timber, metal work and cladding, gloss finish to entrance door

**ELECTRICAL**

- LED Downlights throughout where required.
- Weatherproof batten fitting to above outside external doors, excluding garage
- Double power points throughout
- RCD safety switch
- TV point
- Telephone point (1x)
- Externally ducted exhaust fans over showers • Hard wired smoke alarms
- Clipsal or similar cover plates

**WET AREA TILING**

- Floor and wall tiles to wet areas 600mm x 300mm (Selct from Wyllie Tiles or Rosetto)
- Tiles to shower walls with a minimum 2000mm above shower base • Tiled bath hob with 600mm high splashback above bath  
100mm tiled skirtings to match floor tiles

Custom Options Available