

FIXTURES, FITTINGS & FINISHES

GENERAL CONSTRUCTION DETAILS

External Walls	Brick veneer walls and rendered lightweight cladding system
Ground Floor	Reinforced concrete slab
First Floor	Structural lightweight system
Party Walls	As approved fire rated party walls complying with the relevant building codes and standards
Internal Walls	Timber framed with plasterboard and MDF skirting
Windows	Prefinished aluminium framed as per approved plans
Entry Door	Paint finished solid core door
Internal Doors	Paint finished hollow core interior doors
Ceilings	Painted plasterboard with square set finish and bulkheads
Roofing	Concrete tiles
Landscape	As specified on the approved landscape design
Driveway	Concrete

FLOOR FINISHES

Kitchen	Engineered timber floor boards
Living and dining	Engineered timber floor boards
Bathroom / Ensuite	Designer selected floor tiles
Bedrooms / Study	Designer selected carpet

WALL FINISHES

Kitchen	Painted plasterboard with glass / mirror splashback
Living and dining	Painted plasterboard
Bathroom / Ensuite	Water resistant plasterboard and designer selected wall tiles to full height of all walls
Bedrooms / Study	Painted plasterboard

JOINERY

Kitchen	Melamine water resistant carcasses with 2 pac paint finish to external faces
Bathroom / Ensuite	Melamine water resistant carcasses with veneer finish to external faces
Benchtops	Reconstituted stone to kitchen, bathroom / ensuite vanity
Bedrooms	Built-in wardrobe with mirrored sliding doors

SANITARY WARE

Bathroom / Ensuite	Designer selected white vitreous china
Tapwares	Designer selected with chrome finishes
Shower Screens	Semi-frameless glazed screen
Laundry	Stainless steel trough, chrome mixer tap and chrome washing machine tap set
Kitchen	1.5 bowl sink designer selected chrome mixer tap

APPLIANCES

Oven	Stainless steel 900mm electric oven
Cooktop	Stainless steel 900mm gas cooktop
Rangehood	Stainless steel 900mm rangehood
Dishwasher	Stainless steel dishwasher

SERVICES

Mechanical Services	Reverse cycle split system air-conditioning Ducted exhausts fans to powder room, ensuite, bathroom, laundry and kitchen
Electrical Services	Recessed downlights Smoke detectors Free to air TV point and provision for pay TV point in living room and master bedroom Telephone and internet data point in living room and master bedroom
Hot Water	Instantaneous gas hot water system

SERVICES METERING

Electricity	Individual residence switch board meter
Water	Individual residence meter
Gas	Individual residence meter