

# Beyond Specification

## General Inclusions

- All documentation & reports required for building permit
- Energy Efficiency Assessment
- HIA Building Contract
- Termite Treatment
- Building Licence Fees, Bonds, Water Corp Fees
- Full Coat Painting to internal walls, ceilings, doors and door frames and External Cladding & Columns.
- Mitred Tiling where applicable

## Construction Features

### Energy Efficient Structure

- 89mm Prefabricated External Steel Stud Wall for All Load Bearing Walls
- Panelex PIRCLAD Foam Panels to External Walls (40mm PIR Foam Panel + 6mm FC Sheet)
- 76mm Steel Stud Framing with R1.5 glasswool for all other non-load bearing internal walls
- Panelex 100mm Insulated Roof Panel
- Engineered reinforced concrete slab and footings on ground floor
- Panelex 100mm Flooring Panel for Upper Floor (If Applicable)

### External Finishing & Fixtures

- COLORBOND® steel roof cover
- COLORBOND® Roof flashings, gutters and downpipes
- COLORBOND® auto remote sectional garage door with 2 remotes
- Jason Windows Sentry Door to entry with translucent glass
- Jason Windows quality range of sliding doors and windows with Fibreglass Mesh flyscreens and key locks.
- Jason Windows standard selection of door handles for hinged & sliding doors
- Premium Selection of James Hardie 'Architectural Collection' cladding to Frontage (Garage, Porch & Front Wall) – Up to 2 different styles
- James Hardie 7.5mmx300mm Weatherboard Cladding or 6mm Fibre Cement Sheet Cladding with Express Joints to Sides & Rear
- Two External Brass Garden Taps
- Rinnai Hotflo 250 litre Electric Hot Water Heater

## Internal Features

### Doors, Hardware & Robes

- Flush panel internal doors w/ Split Frames
- Privacy locks to bathroom and toilet doors, and Security lock to Garage Internally
- Selection of Handles in Chrome, Black or Brushed Nickel
- White melamine shelving to all robes with rail

### Internal Linings & Finishes

- 2400mm ceiling heights to bedrooms & bathrooms, unless noted otherwise on plan
- High Raked ceilings to living areas and Master Bedroom (Following pitch of Roof Panels) for Single Storey Homes & Upper Floor (if applicable)
- 2550mm Ceiling Height for Ground Floor of Double Storey (If Applicable)
- 10mm Plasterboard to All Areas Walls and Ceilings
- Gyprock Cove cornice to all ceilings
- Wet Area Plasterboard to wet area walls & ceilings
- White Colour Coated Steel ceiling in Garage and Patio, unless noted otherwise on plan

## Kitchen/Scullery Features

### Finishes & Features

- 20mm Qstone Silica Free Benchtops
- Polytec 16mm Matt or Sheen ABS edged laminate cupboard doors w/ Selection of Handles or Finger Pull Door Detail (Handleless)
- Dishwasher recess with cold water and power connections
- Four melamine shelves to Scullery (if Applicable)
- Feature Subway tile splashback (\$40/m2 Allowance)

### Sanitaryware

- Raymor Projix pull-out sink mixer in chrome, black or brushed nickel
- Raymor Projix dbl bowl universal mount stainless steel sink. **OR** Raymor Projix 1&3/4 bowl overmount stainless steel sink with drainer

### Appliances

- Haier 60cm 7 Function Oven HWO60S7MX4 in Black or Stainless Steel
- Haier 60cm Electric Cooktop HCE604TB3
- Haier 60cm Canopy Rangehood HC60BLX1 in Black or Stainless Steel

## Laundry

### Cabinetry & Finishes

- 20mm Qstone Silica Free Benchtops
- Polytec 16mm Matt or Sheen ABS edged laminate cupboard doors w/ Selection of Handles or Finger Pull Door Detail (Handleless)
- Selection of Feature Floor tiles with skirting tile 150mm high
- Selection of Feature Subway tile splashback – Stacked Horizontal or Vertical
- **Sanitaryware**
- Raymor Projix 45L inset stainless steel laundry sink
- Raymor Projix Sink Mixer in Chrome, Black or Brushed Nickel
- Provision for washing machine connection

## Ensuite, Bathrooms & WC

### Cabinetry & Finishes

- Freestanding Vanity Cabinet with Polytec 16mm Matt or Sheen ABS edged laminate cupboard doors w/ Selection of Handles or Finger Pull Door Detail (Handleless)
- Selection of Fienza Countertop Basin (Reba, Koko or Paola), 1x Basin per vanity under 1800mm, 2x Basins for Vanities 1800mm and over.
- Pop-up basin wastes in Chrome, Black or Brushed Nickel
- Selection of Feature Splashback tile – Stacked Horizontal or Vertical
- Selection of 450x450 or 600x300 Tiles to floor in bathroom & ensuite, full height in shower, 900mm high around bath & 300mm high skirting all other walls.
- Selection of Feature Floor Tiles with skirting tile 150mm high in WC
- \*600x300 Selected Tiles to be 'Stacked' Pattern, Horizontally to Walls with Floors to Line Up with Longest Wall\*.

### Sanitaryware, Accessories & Electrical

- Raymor Projix Basin, Shower & Bath Mixers (Tall Pin Lever) in chrome, black or brushed nickel
- Raymor Alpha or Edge shower head with wall or ceiling mounted shower arm in chrome, black or brushed nickel
- 1500mm Freestanding bath or Inset Bath
- Raymor Projix Towel rails and toilet roll holders in chrome, black or brushed nickel
- 5mm mirrors with polished edges (Matching Vanity Width)
- Semi-framed shower screens with pivot doors in chrome or black, **OR** clear glass fixed panel with metal brackets in a range of colour options
- Wall faced close coupled toilet suite
- Flued exhaust fan to ensuite, bathroom and toilets

## Electrical Features

### Lighting

- LED 7W DL190 downlights, (2 in Kitchen, 6 in Living/Dining & 1 to all other rooms) with Clipsal Iconic switches throughout
- 2x Surface Mounted LED downlights in Patio
- 3x Up/Down outdoor feature lights to Garage & Porch
- Wall mounted outdoor bunker light to all other external exits

### Switches & Other Electrical

- Clipsal Iconic Double GPOs, 1 in bathroom/ensuite & garage, 2 in all other rooms (None in passageways)
- TV Aerial point in Living
- Two RCD safety switches
- Hard-wired smoke detectors
- NBN ready conduits

## Additional Inclusions

### Robes & Linen

- Melamine shelving with chrome hanging rail at 1800mm high all robes
- Linen cupboard with four melamine shelves
- Vinyl sliding doors to built-in robes & linen

### Flooring

- Godfrey Hirst 'High Street' Hybrid Timber Laminated flooring OR 450x450 Pressed Edge Tiles to entry, kitchen/Scullery, living/dining & passageways
- Redbook 'First View' Carpet to all other rooms
- Painted MDF Skirting to all internal flooring areas
- Carpet to Stairs (If Applicable)

### Air-Conditioning

- Hisense 12.5kw Split System Unit to Master Bedroom & 13.5kw Unit to Living.

### Window Coverings

- Roller Blinds to Bedrooms and Other Habitable Rooms Windows (Excluding Bathrooms/WC Windows and Glass Doors/Sliding Doors)

### Paving

- 'Masterpave' Pavers to driveway, porch & (4m Crossover allowance)