



# Turnkey Specification & Inclusions

## EXTERIOR FINISHES

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### Walls\*

Combination of any of the following, as nominated:

- Face brickwork
- Rendered masonry and / or lightweight masonry.
- Painted selected lightweight cladding.
- Natural and / or reconstituted stone
- Timber

### Roofing

- Colorbond® sheet roof cover or tiles (dependent on design)

### Windows

- Aluminum awning and/or sliding with keyed alike locks to each opening sash.
- Décor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise by local authorities or planning requirements.

### Front Door\*

- Painted finish 920 wide 2040 high hinged door with clear glazing (subject to design allowance)

### Front Door Frame\*

- Painted finish with clear glazing to sidelight (where applicable)

### Front Porch Ceiling

- Selected sheeting

### Front Garage Doors

- Sectional overhead Colorbond® door with auto opener, two hand- held and one wall mounted transmitter.

### Fascia & Gutter

- Colorbond® fascia, gutters, and box gutters
- Colorbond® rain heads (if required) and PVC downpipes.

### Entry Porch

- External first quality ceramic tiles

### Driveway\*

- Colour on concrete



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### Fencing\*

- 1.8m Boundary Fence Colorbond® with 1 side gate and 1 return as required\*

\*Subject to Authority Requirements & Estate Guidelines.

### Letterbox\*

- Pre-formed letter box with finish to match home.

### Rear Terrace / Alfresco

- First quality tiling to Alfresco

### Landscaping\*

- Landscaping to front and rear yards including a combination of turf and mulched garden beds with selected plantings (according to development landscape requirements).

## INTERIOR FINISHES

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### Floor Coverings

- First quality Hybrid timber look flooring from our builders' standard range to ground floor living, dining, kitchen, entry, and hallway
- First quality ceramic tiles to all wet areas
- Premier quality carpet on superior *Dunlop Luxury Plus* treated antimicrobial underlay to all remaining areas

### Walls

- Plasterboard with low sheen 3 coat paint finish

### Ceilings

- Plasterboard with 2 coats paint finish

### Wall Tiling

- Bath & Ensuite – Full height tiling, *excludes feature wall tiles*
- Tiled splash back in laundry
- Skirting tiles to laundry & powder room

### Doors & Woodwork

- Gloss paint finish to flush panel internal doors, skirtings, and architraves.
- Internal doors 2040mm high with cushion door stops as required



## Turnkey Specification & Inclusions

### Cornice

- 90mm Cove cornices

### Stairs

- MDF treads & risers (carpet finish) stainless steel balusters and timber rail where applicable

### Thermal Insulation

- standard insulation included refer to BASIX section for standard allowance

### Woodwork

- 68 x 19 DAR Pine architrave and 92 x 19 DAR Pine skirting, both in gloss painted finish

### Ceiling Height

- 2590mm to ground floor, 2440mm to first floor

## FIXTURES & FITTINGS

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### Kitchen

#### *Cabinets*

- Melamine carcass

#### *Doors and Drawers*

- Laminated finish, sleek shadow line cabinetry without door handles and drawers installed with soft close mechanism, in accordance with selected colour scheme.

#### *Benchtops*

- Reconstituted stone – 20mm thick with waterfall end

#### *Splashback*

- Tiled splash back in accordance with selected colour scheme

#### *Sink*

- Stainless steel double bowl undermount sink

#### *Tapware*

- Mizu Drift Mk2 G/Neck Sink Mixer CP (4\*)
- 650mm opening space only provided for future dishwasher installation

#### *Oven*

- 1 x Miele 600mm stainless steel electric oven (Model H 2265-1 B)



## Turnkey Specification & Inclusions

### *Cooktop*

- Miele 900mm gas (subject to kitchen design) stainless steel with wok-burner & cast-iron trivets (Model KM 2054 G)

### *Rangehood*

- Miele 900mm wide ducted rangehood (subject to kitchen design) (Model DA 2390)

### *Microwave space*

- Opening space only which is integrated into cabinets

### **Laundry**

**\*\*House specific\*\***

#### Freestanding

- 45 litre laundry trough and cabinet

#### OR

#### Built-in Joinery

- Stainless steel 45 litre inset trough on cabinet with fully lined melamine carcass, laminated doors, and reconstituted stone 20mm thick to match kitchen

### *Tapware*

- Chrome finish sink mixer
- Chrome finish washing machine taps

### *Towel Ring (where applicable)*

- Chrome finish

### **Powder Room**

#### *Toilet Suite*

- Vitreous china back to wall pan with soft close seat and close coupled cistern

#### *Basin*

**\*\*House specific\*\***

- Vitreous china wall hung hand basin

#### OR

- Fully laminated vanity unit with semi recessed basin and laminated doors

### *Tapware*

- Chrome finish mixer to basin



*Towel Ring*

- Chrome finish

*Mirror*

- Polished edges

*Combination heat/light/fan*

- Ceiling mounted

*Toilet roll holder*

- Chrome finish

**Bathroom**

*Shower Screen*

- 2000mm high semi-frameless with clear glass

*Toilet*

- Vitreous china back to wall pan with soft close seat and close coupled cistern

*Shower base*

- Tiled with chrome floor waste

*Mirror*

- Polished edges

*Combination heat/light/fan*

- Ducted and Ceiling Mounted

*Vanity*

- Fully lined melamine carcass

*Doors and Drawers*

- Laminated finish with soft close drawers in accordance with selected colour scheme

*Benchtops*

- Reconstituted stone – 20mm thick with square edges

*Basin*

**\*\*House specific\*\***

- Vitreous china inset basin



*Bath*

- Freestanding acrylic bath (where applicable)

*Tapware*

- Chrome finish mixer to basin and shower

*Shower Rose*

- Shower with handheld and adjustable shower head on rail

*Towel Rail*

- Double rail in chrome finish

*Toilet roll holder*

- Chrome finish

**Ensuite**

*Shower Screen*

- 2000mm high semi-frameless with clear glass

*Toilet*

- Vitreous china back to wall pan with soft close seat and close coupled cistern

*Shower base*

- Tiled with chrome floor waste

*Mirror*

- Polished edges

*Heat/fan/light*

- Ducted and Ceiling mounted

*Vanity*

- Fully lined melamine carcass

*Doors and Drawers*

- Laminated finish with soft close drawers in accordance with selected colour scheme

*Benchtops*

- Reconstituted stone – 20mm thick with square edge

*Basin*

- Vitreous china inset basin



## Turnkey Specification & Inclusions

### *Bath*

- Acrylic (where applicable)

### *Tapware*

- Chrome finish mixer to basin and shower

### *Shower Rose*

- Shower with handheld and adjustable shower head on rail

### *Towel Rail*

- Double in chrome finish

### *Toilet roll holder*

- Chrome finish

### **Bedrooms** *Wardrobe*

- Mirrored sliding robe doors
- Melamine shelf with hanging rail

### *Main Bedroom*

- Walk in Robe (subject to design)
- Melamine shelf with hanging rail

## **GENERAL**

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### **Heating Cooling**

- Actron dual zone ducted reverse cycle heating/cooling system

### **Connectivity**

- Data x 2 (1x Living & 1x Main bedroom)
- Telephone x 2 (1x Kitchen & 1x Main bedroom) and;
- TV points x 2 (1x Living & 1x Main bedroom)

### **Clothesline**

- Clothesline (type dependent on house design)

### **Door Bell**

- Hard wired doorbell

### **Entry Door Handle**

- Chrome finish mechanical entrance lever set



### **External sliding doors**

- Latch and deadlock

### **Internal door furniture**

- Chrome finish lever passage set

### **Main Bathroom, Ensuite & Powder Room**

- Passage set with privacy latches

### **Internal Light Fittings**

- LED downlights throughout (excluding bedrooms)
- Oyster lights to bedrooms
- Fluorescent light fitting to Garage

### **Electrical Switch Plates**

- Clipsal iconic switches and GPOs throughout, white in colour

### **Hot Water Unit**

- Instantaneous gas hot water system

### **Preliminary Works**

- Building Approval application fees
- Drafting of standard customer construction drawings
- Temporary fencing and scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

### **Site Works**

- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single-phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering
- Site Works, including cut & fill & retaining walls

### **BASIX (subject to change)**

- Wall insulation – R1.5
- Ceiling insulation – R2.0
- Windows – single glazed aluminum framed.
- RWT – 2000L above ground
- No photovoltaics allowed
- No insulation to internal walls or floors



**PARADE**  
PEMULWUY



## Turnkey Specification & Inclusions

### Features

- Professionally prepared interior and exterior colour schemes
- Three months maintenance warranty
- Engineer certified concrete slab
- Prefabricated wall frames and engineer designed roof trusses