

Turnkey Inclusions

Qartaba 3-4 Bligh Street Project

General

Energy Rating	R2.0 Insulation Batts to all external walls and R4.1 Insulation Batts to ceilings to each dwelling. Anticon blanket under metal roof. Subject to Basix/NatHERS energy assessment.
Heating/Cooling	Actron single phase, single head, split system airconditioning unit to each dwelling. A/C head to be located on ground floor living area
Windows	Aluminium powder-coated windows and sliding doors in standard colours.
Front Entry Door	Hume XN1 Solid Core (or equivalent) entry door with clear glazing and painted finish (design specific)
Laundry/Secondary External Door	Solid Core flush panel hinged door with paint finish.
Hot Water Unit	26L per minute continuous flow instantaneous gas hot water system with recessed security box to each Lot.
Rainwater Tank	2000L Polycarbonate rainwater tank plumbed for toilet flushing, washing machine and rear external garden tap. Subject to Basix/NatHERS energy assessment.
Ceiling Height	Nominally 2590mm to ground floor, 2450mm to first floor. Site condition dependant, ground floor ceiling heights may be greater in some instances. Timber steps with a single sided handrail allowed for access to split level ground floors.
Partiwall	Single layer of 50mm thick Hebel panel to separate joined dwellings. R2.0 wall insulation batts to either side of partiwall as required.

Interior Finishes

Walls/Ceilings	Plasterboard with Taubmans 3 coat paint system and Taubmans Gloss finish to woodwork.
Internal Doors	Paint finish flush doors with chrome hinges and latches.
Door Furniture	<p>External Touchplus Oxford Lane entry door set to front entry and laundry/secondary external doors.</p> <p>Internal Westminster Round Pull Handle Lever sets to all internal doors, inclusive privacy adaptor to bathroom, and ensuite. Privacy set to laundry where combined with a bathroom.</p>
Floor Coverings	Volare Innovation Range Hybrid flooring to ground floor. Porcelain floor tiles to all ground and first-floor wet areas as shown on plans. Selected quality solution dyed polyester carpet with underlay to all first floor and main stairs, less wet areas (as applicable to design).

Kitchen

Cabinets	Selected Polytec cabinetry and doors with white melamine lining to interiors, soft close doors and bulkheads to overhead cupboards.
Drawers	Selected Polytec drawers with white melamine lining to interiors, soft close drawers and chrome handles to all drawers.
Benchtops	20mm Reconstituted stone with pencil round edge profile
Splashback	Ceramic Tiled
Sink	Double bowl inset stainless steel sink
Tapware	Pull down sink mixer
Appliances	600mm Technika stainless steel gas cooktop, 600mm Technika stainless steel electric built-in oven, 600mm Technika stainless steel canopy rangehood.

Laundry

Tapware	Sink Mixer
Vanity / Trough	Metal cabinet with inbuilt 45L laundry tub.
Benchtop	Nil.
Splashback	Selected quality ceramic tile, 600mm high.
Wall tile	Selected quality ceramic skirting tile to perimeter of room.
Other	Close coupled toilet suite with soft close seat, toilet roll holder and towel ring (design specific).

Bathroom / Ensuite

Vanity	20mm Reconstituted stone benchtop with pencil round edge profile and selected Polytec vanity and white melamine lining to interiors, soft close doors & drawers, stainless steel pull handles where required and semi inset basin.
Mirror	Framed mirrors with bright silver frame.
Shower Screen	Framed Shower screens with bright silver frame.
Toilet Suite	Close coupled toilet suite with soft close seat
Bath	N/A
Tapware	Basin mixers to each basin. Shower on rail with wall mounted mixer and hand-held adjustable shower rose on rail with integrated soap dish.
Walls	Selected quality ceramic skirting tile to perimeter of room and 2000mm high to shower areas.
Other	800mm chrome double towel rail, chrome guest towel holder, and chrome toilet roll holder. Square chrome stainless steel floor wastes.

Bedrooms

Walk-in Robe	Included where shown on plan with one white melamine shelf and hanging rail
Robe Doors	Included where shown on plan with aluminium framed mirror sliding doors

Electrical

Double Power Points	Double GPOS's in white finish to kitchen, dining, living and all bedrooms & wet areas.
Single Power Points	Single GPO's in white finish to all appliances and garage door opener as required.
Smoke Alarm	Hard-wired smoke alarms with battery back-up
Telephone	1 x Kitchen
Data	1 x Living
FTA TV Outlet	1 x Living 1x Bed 1
Exhaust Fans	Exhaust fans to laundry/powder room, main bathroom and ensuite.
Door Bell	Hard wired door chime at each front entry door.
Light Fittings	40mm oyster lights throughout, external bunker light to alfresco (design specific), and ceiling mounted fluoro battens to garages as required.

Garage

Garage Door	Ranch profile (or similar) sectional overhead Colorbond garage door with automatic door openers.
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External

Garden Taps	One (1) potable garden tap (front of dwelling) and one (1) rainwater garden tap to rear yard
Front Porch	Porcelain floor tiles.
Alfresco Area	Porcelain floor tiles.
Driveway	Colour-through concrete driveway applicable to each home design, within property boundary only.
Clothesline	External folding frame clothesline
Letterbox	Letterbox with street number on pier
Fencing	Combination of picket & treated pine lap and cap fencing to the side and rear boundaries. Side access gate allowed to each dwelling (design specific). NOTE: No allowance for Fence Type 1.
Landscaping	All lots fully turfed and landscaped as shown to plan, within property boundaries only.