Flexi-living Series

2021 Release

Strathnairn
Ginninderry

Purchasers
Name:
Address:

Package details		
Block:	Section:	Type: Profile

Colour Schemes	Please tick and initial colour selection
☐	Willow
☐	Forest

Appliances Package	Please check and initial appliance package selection
☐	Appliances package 1 – Bosch with Baumatic induction cooktop
☐	Appliances package 2 – Ariston with Baumatic induction cooktop

General Items	
General items	• Connection to all services – electricity, water, sewerage, SW and NBN. • Termite protection to relevant Australia Standards and BCA. • In the event of specified products not being available or discontinued, all replacement products will be of equivalent quality.
DLP maintenance period	• 90 days defects period • 10-year structural guarantee.
Energy rating	Minimum 6-star NatHERS.
Cleaning	Builders clean at completion and hand over.

External Works	
Soft landscaping	As per floor plans.
Fencing	As per floor plans.
Retaining wall	As requried
Clothesline	“Daytek” Mini slim, Ground or Wall mounted as required.
Letter box	Aluminum letter box to be integrated within fencing or courtyard walls.
External tap	1 to the front and 1 to the rear minimum.
Paving	Refer to landscaping plans.
Water meter boxes	Water Meter Boxes where required.

External Elements	
Roofing	Metal profile roofing. Ceiling Insulation R5.0. Anticon Blanket under roof.
Gutters and downpipes	Colorbond fascia, gutters and downpipes pre-finished metal as per external finish schedule.
Eaves	Painted fiber cement.
Windows and doors	Window and door sizes configurations as per elevations. Ground floor windows and sliding door heads to be 2400mm high. Powder coated aluminum frames with fly screens to all openable windows and sliding doors. All glazing double glazed.

Windows and doors	Entry door- Newinton Draft seals to perimeter Sliding doors – 2400mm high to ground floor powder coated aluminum with fly screens and dead lock function with top fitted deadbolt.
Window hoods	Powder coated aluminum window hoods where nominated on plans and elevations, colour as per external schedule.
External walls face bricks	Refer to external finishes schedule.
External walls cladding	Refer to external finishes schedule.
Floors	Concrete slab to ground floor and joists to upper floor, R4.0 insulation to all joists where exposed/open.
Garages	Carports structures when nominated on plans are similar to “Straco”, as made by garage manufacturer, colour as per external schedule.
Garage doors	1 panel lift door 1 roller door with 2 handsets & 1 wall mount control.
External door furniture	Entry Door – Lockwood Nexion Vision. Lever Handle with deadlock function.
Locks	Windows – key locks with all keyed alike. Sliding doors – key locks with all keyed alike.

Internal Elements	
Internal walls	10mm plasterboard.
Architrave & Skirting	Primed DAR 66 x 11.
Ceiling height	In general, 2700mm to primary living areas with square set ceilings and 2400mm to first floor with square set ceilings.
Internal doors	Redicoat paintable 2040mm high.
Internal doors furniture	Lockwood Velocity with privacy latches to bathrooms and ensuite, chrome plated.
Doors from house to garage	Lockwood Paradigm Deadbolt.
BIR Robe doors	Chrome hanging rail and 1 set of 4 melamine shelving and 1 over head shelf. Bi-pass Doors, 1vinyl faced and 1 mirror door per robe.
Linen Cupboard	4 adjustable melamine shelving with fixed top shelf.

Entry, living, kitchen	Laminated flooring as per colour schemes.
Bathroom & ensuite	Tiles as per colour schemes. Wall tiles per colour schemes. Feature wall tiles per colour schemes.
Bedrooms, hallways & stairs Rumpus/guest	Carpet per colour schemes. Carpet per colour schemes.
Laundry	Tiles as per colour schemes. Wall tiles as per colour schemes. Splashback as per colour schemes.
Kitchen splashback	Kit Kat White.
Kitchen benchtop	Caesarstone as per colour schemes.
Cupboard underbench & tall and overhead cupboard	Laminex as per colour schemes.
Handles where applicable	Kethy Oak.
Bin in Joinery	Hafele, Double Waste Bin.
Kitchen Sink	Abey stainless steel flush mounted.
Kitchen tap	Parisi Envy Arch Sink Mixer.
Appliances package 1	Oven - Bosch 60cm series Rangehood - Bosch 60cm Series Cooktop – Baumatic 60cm induction cooktop Dishwasher - Bosch 60cm freestanding
Appliances package 2	Oven - Ariston 60cm Rangehood - Ariston 60cm Slide out Cooktop - Baumatic 60cm induction cooktop Dishwasher - Ariston 60cm freestanding
Bathroom and ensuite	Shower/bath mixer: Parisi Envy Shower head & rail: Parisi Envy

Bathroom and ensuite	<table><tr><td>Shower screen</td><td>Cesana Essential Pivot door or corner sliding where required.</td></tr><tr><td>Vanity</td><td>Forme Mont Albert wall hung vanity Polymarble white top, walnut cabinets. 750mm/900mm/1200mm to suit size of bathroom and ensuite</td></tr><tr><td>Vanity tap</td><td>Parisi -Envy</td></tr><tr><td>Vanity mirror</td><td>Duraplex Bevelled Edge Mirror,750mm high. 750mm/900mm/1200mm long, width to match vanity length.</td></tr><tr><td>Robe hook (1 per ensuite)</td><td>Parisi Envy Robe Hook</td></tr><tr><td>Double towel rail (1 per bathroom & 1 per ensuite)</td><td>Parisi Envy Double towel rail 600mm or 800mm</td></tr><tr><td>Toilet</td><td>Clark white.</td></tr><tr><td>Toilet roll holder</td><td>Parisi PPRH Toilet Roll Holder</td></tr></table>
Laundry joinery	Bi-fold doors where nominated on plans with finishes to match kitchen joinery.
Laundry tub	Clark Eureka 45 litre or 35 litre compact tub and cabinet.
Laundry tap	Parisi Envy Arch Sink Mixer.
Other	Dryer board.

Electrical Appliances	
Hot Water System	Sanden Eco Hot Water Heat Pump. 160L Tank with separate compressor unit (split system) or equivalent.
Heating and cooling	Toshiba Multi Head, 1 to the living area 1 to the master bedroom.
PV panel, inverter and HEMS	Minimum 2 KW panels with inverter and Home Energy Management System.

Electrical Schedule	**As per electrical plan and electrical schedule**
All double GPOs Unless noted	Entry – 1 Living / dining – 3 Kitchen above benchtop – 3 Bedrooms – 2

All double GPOs Unless noted	Bathroom – 1 Ensuite – 1 Top of stair – 1 Laundry – 2 Garage – 1 Rumpus/guest– 2 External WP GPO – 1 Power requirement to panel lift door & roller door ceiling mounted. Allow for all relevant GPO requirements for heating, cooling, hot water system and NBN.
Kitchen	Single GPO provisions for dishwasher, microwave, fridge, rangehood. Electric oven and induction cooktop hard wired.
Lighting	LED down lights to all living areas and kitchen. LED downlights to be equal to Deta 7W white Dimmable LED with IC Abutted and covered rating. Bedrooms and laundry – batten with 1 light point including fitting. Bathroom – combine heat, light and fan equal to tastic. Laundry – exhaust fan with light. External lighting – provide minimum 1 lighting point for each external entry area including entry porch, driveway and pergola area.
Communications	Provide phone, TV and data points with double GPO to the following areas: 1 TV, 1 Data, 1 Phone to living area and master bedroom. Provide Splitter box in Attic with all associated wiring and connections. Aerials mounted within roof space.