

















EXTERNAL

Floor	Engineer designed concrete waffle pod slab on ground
Frame	Engineered timber frame and roof trusses
Bricks	Selection of bricks from Boral Bricks as per Colour Selection
Mortar Joints	Choice of off white, natural or buff in a raked or flush finish
Roof Tiles	Choice of concrete roof tiles in three profiles
Roof Pitch	Standard roof pitch is 22.5 degrees
Fascia/Gutters	Colourbond steel with a choice of colour and profile from Oakworth range
Downpipes	90mm colourbond steel in choice of colours from Oakworth range
Meterbox	Location as per electrician
Eaves	Full 450mm hardiflex eaves to all elevations(or as per plan) painted off white
Windows	Powder coated sliding aluminium windows with keyed locks in choice of colour from our range. Obscure glazing to bathrooms/WC. Awning window to laundry where applicable
Window Sills	Brick on edge
Garage Door	Colourbond steel roller door in choice of colour from Oakworth range
Front Entry Door	Corinthian Panelcarve door from Colour Selection in painted finish Feature 1200mm stained front entry door  Tiled front step and porch  Gainsborough trilock deadlock door handle 
Laundry Rear Door	Corinthian Flush Door in painted finish
External Sliding Door	Powdercoated aluminium doors with keyed locks in choice of colour from our range
Door Furniture	Gainsborough Governor entry set to front and rear keyed alike
Entry Sidelight	Clear glass panel (as per plan)
Porch	Concrete slab as per plan
Plumbing & Drainage	Two external garden taps, one to front and rear - location by plumber Rear patio in stencil concrete 

INTERNAL

Internal Hung Doors	Flush doors in painted finish
Internal Sliding Doors	Flush doors in painted finish
Robes	Flush hung doors in painted finish with shelf and hanging rail to all bedrooms (as per plan)
Door Furniture	Gainsborough Stoneline range with privacy locks to WC, bathroom, ensuite and powder room in choice of colours from Colour Selection to all hung doors and flush pulls to all sliding doors(all with gold backing plates) Moulded Panel Internal Doors  Lever door handles  Large double door robes 
Wall Height	2600mm lower floors & single storey, 2450mm upper floors Ceiling height 2650mm (9ft) 
Cornices	90mm to all internal walls Feature cornice to living areas 
Wall Linings	Gyprock plasterboard in painted finish
Storage	Linen/storage cupboards either as broom cupboard or shelved (as per plan)
Skirtings/Architraves	75mm colonial timber in painted finish Splay 75mm timber skirtings/architraves 
Paint	Satin finish classic grade washable paint with a choice of two colours from Oakworth range
Balustrade	Choice of style from Oakworth range in painted finish (where applicable)
Electrical	Single power and light point to all rooms with choice of colour from






KITCHEN

Benchtops	600mm wide benchtop with 90 or 180 round edge, choice of colour from our range Stainless steel cooktop with separate wok burner 
Cupboards	Square edge flush cupboard doors in choice of colour from our range Large pot and plate draws 
Overhead cupboards	Built to match floor cupboards to 2.1m height including above fridge space (as per plan)
Pantry	Detailed on plan
Kitchen Sink	1 & 3/4 stainless steel sink Spout flixmixer to sink 
Kitchen Tapware	As per our standard range in choice of three colours
Kitchen Tiling	Walls tiles to splashback of sink and underside of overhead cabinets (where applicable) from Oakworth range
Kitchen Extras	Cutlery tray in top drawer Fully adjustable metal hinges to all kitchen doors Breakfast bar as per plan Adjustable melamine shelves in cupboards for easy maintenance Stainless steel Multifunction dual fan forced wal  Retractable 900mm range hood  Dishwasher and microwave cabinets and points 


APPLIANCES

Cooktop	Chef 600mm enamel cooktop in white or black
Oven	Chef Classic oven in white only
Rangehood	Chef 600mm recirculating rangehood in white or black
Hot Water Unit	250 litre Hardidux Single Element off peak unit
Basin	Moulded acrylic vanity tops in choice of two colours with matching laminate cupboard underneath

BATHROOM/ENSUITE/POWDER ROOM

Bath	Acrylic 1500mm bath in choice of two colours Bath 1750mm (6ft) and hobb 
Toilet	Ceramic pan in white or ivory with acrylic seat and dual flush cistern Matching toilet and towel rails  Imperial full china cisterns and pan 
Shower	Tiled base with powder coated aluminium frame and clear laminated safety glazing to shower screen (pivot shower doors where applicable) Semi frameless pivot shower screens 
Soap Holders	To match colour of tile selection
Towel Rails	Acrylic single rails and toilet roll holders (where applicable)
Tapware	Choice of style and colour from Oakworth range
Tiling	2m height to shower cubicle, 1.25m around bath, one tile height under vanity mirror, floor tiles and skirting tile to all other walls from our range at Dons Tiles
Mirror	Full width of vanity with a height of 900mm in powder coated aluminium frame in choice of colours from our range Basin mixers to vanities 

LAUNDRY

Tub	Acrylic 45 litre tub in white with metal cabinet Stainless steel laundry tub 
Tapware	Choice to three colours from our range including swivel outlet over laundry tub
Tiling	Floor and skirting tiling (as per plan) including two tile splashback over tub

ELECTRICAL AND SAFETY FEATURES

* Smoke detectors as required.

* Automatic electrical circuit breakers to all Earth leakage safety switch at power board