

## SERVICES CONNECTIONS

- Connection to sewer and stormwater points, underground single phase power, gas and mains water based on an allotment of up to 650m<sup>2</sup> and a maximum setback of six meters from the front boundary (Excludes consumer account fees)

## FOUNDATIONS

- Maximum 6m setback to dwelling and maximum 300mm site fall.
- Engineered 'M' Class Waffle Raft Slab with 310mm overall height.
- Part A and Part B termite treatment.

## STRUCTURE

- 90mm MGP10 pine wall frames and roof trusses.
- 2440mm ceiling height to single storey homes.
- 2590mm ceiling height to ground floor and 2440mm to first floor of double storey homes.

## GARAGE

- Brick veneer double/single garage (design specific) with plaster ceiling.
- Brickwork over garage door opening.
- 90mm plaster wall between house and garage.
- Sectional Garage Door with 2 remotes (from standard range)

## ENERGY EFFICIENCY

- All standard home designs include 6 star energy rating.
- Glasswool batts to all external walls including house-garage walls
- Glasswool batts to ceiling (excluding porch, garage and alfresco ceilings)
- Enviroseal wall wrap to all external walls.
- Draft stoppers to all ceiling exhaust fans.
- Weather seals to all external doors.
- Gas boosted solar hot water system.

## EXTERNAL FEATURES

- Selection of bricks from KGN Category 1 range
- Selection of concrete roof tiles from KGN Category 1 range.
- Brickwork over façade windows and doors
- Fibre cement sheet infill over remainder of windows and doors.
- Powder coated aluminium windows and sliding doors throughout home.
- 450mm eaves to the façade of single storey homes and first floor of double storey homes (façade/design specific)
- Colorbond metal gutter, fascia and downpipes from standard Colorbond colour range.

## KITCHEN

- Stainless Steel 1 ¾ stainless bowl sink.
- Laminated square edge bench tops from KGN Category 1 Laminex colour range.
- Laminate overhead cupboards and base cupboards from KGN category 1 Laminex colour range (cabinetry lined internally with white melamine)
- Choice of cabinet handles from the Category 1 Range.
- Dishwasher space with single power point and capped cold water for future connection.
- Set of four cutlery drawers.
- Microwave space with single power point.
- Set of four pot drawers.
- Site Built Pantry with four melamine shelves

## INTERNAL FEATURES

- 67mm x 12mm architraves throughout home.
- 67mm x 12mm skirting boards throughout home.
- 75mm cove cornice throughout home and garage.

## PAINT

- Three coats acrylic paint to internal walls and ceilings.
- Three coats acrylic gloss to doors and wood work
- Acrylic exterior paint to underside of eaves and fibre cement sheet infills.

## KITCHEN APPLIANCES

- Damani 600mm wide under bench electric oven (DAO65S)
- Damani 600mm wide 4 burner gas cooktop (DGH60)
- Choice of 3 rangehoods. Damani 600mm wide canopy rangehood (GEH6009) OR Damani 600mm slideout rangehood (GEH6018) OR Damani 600mm fixed rangehood (GEH6013).

## DOORS

- Entry Door: 2040mm x 820mm Hume XN5 or XN1 door.
- Aluminium entry door frame with clear glazed sidelight (design specific)
- 2040mm high flush panel internal doors throughout with chrome hinges, latched and striker plates.
- Metal door frame to garage external door with 2040mm x 820mm flush panel door.
- Powder coated aluminium sliding doors (design specific)

## DOOR FURNITURE

- Gainsborough Contemporary Triclock Set to entry door.
- Gainsborough Contractor 100 series passage lever set to all bedrooms.
- Gainsborough Contractor 100 series privacy lever set to all bathrooms, WC's, ensuites and powder rooms.
- Gainsborough Contractor 100 series dummy sets to linen and robe doors.
- Flush pull handles to all sliding wardrobes (design specific)
- White cushion door stops to rear of all internal doors.

## ROBES / LINEN

- Robe with white melamine shelf and chrome hanging rail.
- Linen with four white melamine shelves.

## STAIRCASE (DOUBLE STOREY ONLY)

- MDF Timber Staircase between plastered walls
- Carpet finish to stairs.
- Pine handrail to one side of staircase.

## BALCONY (DOUBLE STOREY ONLY)

- Feature balustrading to balconies where applicable (façade dependant)
- Up to 400mm x 400mm ceramic floor tiles to balcony from KGN category 1 range.

## LAUNDRY

- 45L stainless steel trough with metal cabinets.
- 400mm high tile splashback above trough from KGN Category 1 range.

## HEATING

- Gas ducted heating unit with outlets to bedrooms and living areas. Includes manual thermostat. Total number of outlets throughout house is design specific.

## BATHROOM / ENSUITE / POWDER / WC

- Laminate vanity with a choice of cabinet handles from the KGN category 1 range.
- Set of three drawers to vanity (design specific).
- 2000mm high semi-frameless shower screen with pivot door and chrome knob.
- Polished edge mirror above vanities. (width dependant on vanity width)
- Base 1700mm white acrylic bath tub.
- Posh Bristol Torbex shower base.
- Porcher Heron vanity basin
- Posh Dominique toilet suite
- Base chrome double towel rail
- Base chrome towel ring (design specific).
- Base chrome toilet roll holder.

## TAPWARE

- Base MK 2 Shower & Bath mixer.
- Posh Bristol all directional shower rose.
- Posh Bristol bath outlet.
- Base MK 2 basin mixer.
- Base MK 2 sink mixer.
- Arco washing machine stops (to be concealed in laundry trough cabinet)
- Garden taps provided to front (with water metre) and rear of dwelling.

## ELECTRICAL

- Hardwired, interconnected smoke alarms.
- Double power points throughout home.
- Clipsal 2000 series wall plates.
- RCD Safety Switch
- Ceiling batten holders throughout home including energy saving light globes.
- Exhaust fans above showers and where specified on plans.
- Weatherproof batten holders to all external doors.
- Ceiling batten holder to alfresco (design specific)
- Two TV points with coaxial cable left in roof space for future connection.
- Two phone points to home.

## FLOOR TILES

- Up to 400mm x 400mm ceramic floor tiles to kitchen, bathroom, laundry, ensuites, WC and powder room from KGN standard range (as specified on plans).
- 100mm tile skirting to all wet areas (as per plans).

## WALL TILES

- Up to 400mm x 400mm ceramic wall tiles to kitchen, bathroom, laundry, ensuites and powder room from KGN category 1 range.

Customer Name:

Customer Signature:

Date:

Consultant Name:

Consultant Signature:

Date: