

# “Port Macquarie’s Best Kept Secret”



## Brierley Hill Standard (Platinum) Inclusions

As at 1 May 2009

### Planning & Approval

**Engineering:** Footings detail as per geo-tech report.  
**Plans:** Preparation of plans and specifications suitable for submission to Council.  
**BASIX:** See under BASIX.  
**Building Approval:** Application using Private Certifier including Long Service Levy.  
**Insurance:** Home Owners Warranty, Contract Works, Public Liability and Workers Compensation.  
**Selections:** Interior design consultation to assist with selection process.

### Site Works / Footings

**Survey:** Site survey for slab placement.  
**Excavation:** Included  
**Concrete Slab:** Standard Waffle Pod construction allowing for 300mm waffle pods and RF82 Mesh.  
**Bearers & Joists:** Particle sheet flooring over hardwood bearers & Joists.

### Termite Protection

**Penetrations & Control Joints:** Stainless steel mesh by Smartbuilt Termimesh.  
**Perimeter:** Stainless steel mesh as a barrier visually accessible as per Building Code of Australia.  
(Refer to Homeowners Guide to Termite Management)

### Frames & Trusses

**Frames:** Custom made 90x35mm Radiata Pine.  
**Trusses:** Engineer designed Radiata Pine.

### Windows

**Windows:** Powder coated clear float  
**Sliding Doors:** Powder coated laminated glass.  
**Reveals:** Timber reveals ready to paint.  
**Flyscreens:** to all opening windows.  
**Window sills:** Brick window sills

### External Cladding

**Cladding:** James Hardie Linea weatherboard or Resitec panelling as per plan details.  
**Texture Coating:** Kelly Moroka texture coating as per plan detail.

### Brickwork

**Brick Selection:** PGH Bricks wide selection as per allowance.  
**Brick Joint:** Off-white or grey mortar with raked or flush joint.

### Fascia/Gutter

**Fascia:** Colorbond® by Interline.  
**Gutter:** Colorbond® quad by Interline.

### Roofing

Concrete roof tiles by Monier. (Classic Façade option)  
Colorbond® Roofing. (Contemporary & Coastal façade options)

### BASIX

**Wall Insulation:** R1.5 Glasswool Insulation as determined by BASIX Certificate.  
**Ceiling Insulation:** R2.5 Insulation to all ceilings excluding garage.  
**Tap Fittings:** AAA rated tap and shower fittings.  
**Dishwasher:** AAA rated water and energy efficient.  
**Toilets:** AAAA rated enclosed trap.  
**Water Tank:** 4500 ltr above ground; with connection to two toilets.  
**Hot Water System:** Hot Water System: Solar Loline 340ltr by “Rheem” with electric back-up connected to off peak 2 power.  
**Fan Forced Oven:** By “Omega”  
**Clothesline:** Externally mounted Paraline to reduce use of clothes dryer.

### Plumbing

**Connection to:** Water, Sewer and Stormwater.  
**Plumbing pipes:** Copper  
**Downpipes:** Colorbond® 100x75mm as selected; unless required to charge water tank then PVC 100mm.  
**External:** Two taps, one front one rear.  
**Tempering valve:** to bathroom water supply.  
**Wastes & Grates:** 100mm round chrome plated PVC

### Electrical

**Temporary Power:** Connection of temporary power during construction.  
**Electricity Connection:** Connection to Country Energy as standard underground power within 6 metres of dwelling.  
**Residual Current Device and Circuit Breaker Protection; Smoke Detectors:** as per Australian Standards.  
**Installation:** of HWS, Cooktop, Wall Oven.  
**Light points & Power points:** As per quotation.  
**TV Points:** Allowance of two.  
**Phone Point:** Allowance of one.  
**Lightfittings:** As per Allowance (Note allowance covers the installation of downlights internally with Fluorescent to garage and Oyster lights and spotlights externally).  
Lightpoints and Powerpoints are “Clypsal”.

### Doors

**Entrance:** As per allowance from the “Corinthian” range.  
**Internal:** As per display home.  
**Wardrobes:** “Corinthian” quayside system using panel doors  
**Door Stops:** On all doors white plastic cushion.

### Door Furniture

**Entrance:** By “Gainsborough” Endeavour  
**Internal:** By “Gainsborough” lever style furniture from the contractor series.  
**Privacy sets:** to bathrooms and w.c.'s

### Skirting and Architraves

**Skirting:** 68mmx18mm nominal size as per display home.  
**Architrave:** 68mmx18mm nominal size as per display home.

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### Cabinetry

**Kitchen:** Quantum Quartz stone bench tops.  
Standard laminate doors, panels as selected with “D” handles.  
Overhead cupboards with craftwood bulkheads to ceiling.  
Cupboard height 2084mm.  
**Vanities:** Pre-fabricated high gloss melamine with moulded top  
as per display home, All Nations “Robyn” wall mounted vanity.

### Ceramic Tiling

**Allowance:** \$35.00 per square metre supplied by “Tiles with  
Style” Laid to dwelling as per plan supplied. Standard Allowance.  
**Entry:** Tiles laid to entry.  
**Common Floor:** Tiles laid to hallways and family/meals room.  
**Kitchen:** Tiles laid to kitchen and splashback above benchtop.  
**Laundry:** Tiles laid to floor and to splashback above laundry  
tub.  
**Bathrooms:** Tiles laid to floor. Tiled walls to ceiling.

### Floorcoverings

By “Carpet Chief” Allowance \$40.00 sq metre.  
To all areas not tiled; laid on quality foam underlay.

### Window Coverings

**Window coverings:** As selected; as per allowance.

### Fittings

**Kitchen sink:** “Abbey” Under mounted stainless steel double bowl.  
**Kitchen tap:** Chrome plated flick mixer, “Oasis vege spray” by  
Dorf.  
**Wall oven:** Westinghouse “OO652XB” As per display home.  
**Cook Top:** Omega gas “OG61XA” As per display home.  
**Rangehood:** Omega canopy “K224X90” As per display home.  
**Dishwasher:** Omega “DW401XaA”  
**Laundry Tub:** Clark 45litre St/steel tub on a white poly cabinet.  
**Bath tub:** Maxton “MX5W/MX7W”.  
**Toilets:** Caroma Illawarra, AAAA rated enclosed trap.  
**Tapware:** As per display home “AAA rated fittings”.  
Dorf mixers to shower and vanity. Irwell Retro set to bath and laundry.  
Hansa Ecojet shower rail set.  
**Soap holder:** To all shower recesses.  
**Paper holder:** To all w.c’s  
**Towel Rails:** Double towel rail & hand towel rail to all bathrooms.  
**Wardrobe fitout:** Ventilated storage system by “Wardrobe  
World” as per display home.  
**Shower Screens:** Clear laminated, powder coated or chrome  
plated as per display home with pivot door or sliding door as  
applicable.  
**Mirrors:** To all bathrooms polished edge to full width of vanity  
900mm high.

### Painting

**Colour Selection:** One colour walls, one colour ceiling and  
one colour for woodwork.

#### Internal

**Walls:** Acrylic low sheen paint; three coat system.  
**Ceilings:** Acrylic flat white  
**Woodwork:** Gloss enamel.

#### External

**External Doors:** Gloss enamel  
**Gables:** Acrylic low sheen  
**Eaves:** Acrylic low sheen

### External Fixtures

**TV Antenna:** Standard connection.  
**Clothesline:** Paraline Mono as standard

### External Finishes

**Fencing:** Hardwood timber fencing 1800mm high to side and  
rear boundaries, or as specified.  
**Turfing:** Turfing to all areas not paved or landscaped using Sir  
Warler Buffalo turf.  
**Landscaping:** Landscaping to front of residence.  
**Driveways & Paths:** Driveways and path to front door rear  
terrace and drying area as specified.

### Warranties

**Manufacturers Warranties:** Apply to items such as wall  
ovens, cook top, range hood & HWS.  
**Maintenance period:** 26 week defects notice period.  
**Structural Guarantee:** Statutory seven year structural  
guarantee.

### PLEASE NOTE:

**Whilst every endeavour has been made to include as much  
information, it is generally more beneficial to touch and  
feel the products we include into all our homes as  
standard.  
You can do this by visiting our display homes and  
speaking to our consultants.**

**Our main display home is located at our Brierley Hill Estate  
in the Innes Peninsula area of Port Macquarie.**