



GIRRAWEEEN GRANGE

By The River

Girraween Grange 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 footings placement.
Excavation: Included
Concrete Slab: Garage slab & pad footings.
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 light weight cladding as per plan details.

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

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.

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.

Hardwood timber flooring (select blackbutt) to areas as per plan.

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: Omega "OO652XB" As per display home.

Cook Top: Omega gas "OG61XA" As per display home.

Rangehood: Omega canopy "K224X90" As per display home.

Dishwasher: Omega "DW401XA".

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 and 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 in 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.