

# POET'S RIDGE

## Standard (Gold) Inclusions

As at 1 October 2010

### 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, Resitec panelling or Stria 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

Colorbond® Roofing by Bluescope.

### 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:** 5000 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 "Fisher Paykel"  
**Clothesline:** Externally mounted Paraline to reduce use of clothes dryer.

### Plumbing

**Connection to:** Water, Sewer and Stormwater.  
**Plumbing pipes:** Polybutylene plumbing system.  
**Downpipes:** PVC 90mm as required including charging of water tank.  
**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 two.  
**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 "Clipsal".

### Doors

**Entrance:** As per allowance from the "Corinthian" range.  
**Internal:** As per display home.  
**Wardrobes:** "Corinthian" quick slide system using panel doors  
**Door Stops:** On all doors white plastic cushion.  
**Garage door:** Panelift door with remote control.

### Door Furniture

**Entrance:** By "Gainsborough" from the Governor series.  
**Internal:** By "Gainsborough" from the contractor or stronghold 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 by Port Kitchen World.** Quantum Quartz stone bench tops (**Platinum inclusion**). Standard laminate doors, panels as selected with "D" handles. Overhead cupboards with craftwood bulkheads to ceiling. Cupboard height 2084mm.  
**Vanities:** Floor mounted pre-fabricated high gloss melamine Vanity with moulded top.

### 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 foyer.

**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 1200mm and 2000mm in shower recess.

### Floorcoverings

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

### Window Coverings

**Window coverings by Dels Curtains:** As selected; as per allowance.

### Fittings

**Kitchen sink:** Omega stainless steel double bowl sink "NH357S).

**Kitchen tap:** Caroma Aqua flick mixer, "90986C4A".

**Wall oven:** Fisher Paykel stainless steel oven "OB60SVMX3".

**Cook Top:** Fisher Paykel electric cooktop "CE604LBX1".

**Rangehood:** Fisher Paykel recirculating rangehood "HS60CSRX2"

**Dishwasher:** Fisher Paykel stainless steel dishwasher "DW60CSX1" .

**Laundry Tub:** Clark 45litre Stainless steel tub on a white poly cabinet "F6001".

**Bath tub:** Stylus Maxton "MX5W / MX7W".

**Toilets:** Caroma Caravelle, AAAA rated enclosed trap "609400W & 726132W".

**Tapware:** "AAA rated fittings".

Irwell Retro bath set "830710C".

Irwell Retro shower set "830716C"

Irwell Retro set to laundry 830740C.

Irwell Retro basin set "830700C55A"

**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:** Acrylic gloss.

### External

**External Doors:** Acrylic Gloss.

**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 kikuyu.

**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 display homes are located at;**

- **Mountain Spring Dr, Poets Ridge Estate, Kendall.**
- **Brierley Ave, Brierley Hill Estate, Port Macquarie.**