

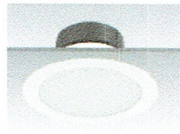

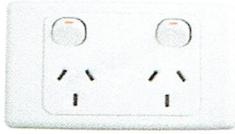



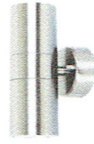





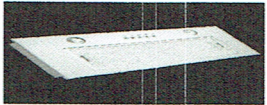
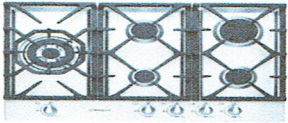
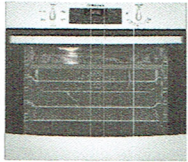

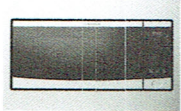
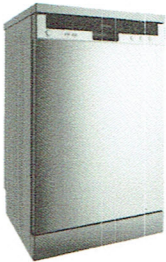



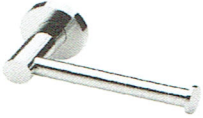






638 Burbridge Road, West Beach SELECTION SCHEDULE











Footings			
		As per engineer requirements. Spoil from footings to be removed by builder. All engineer inspections before slab pour to be organised and paid by builder.	
General			
	temporary fencing	to be erected before site works commence on site by builder	
	hardstand	builder to provide rubble if necessary to allow site to remain clean and tidy	
Termite Treatment			
	Termite Penetrations	As per Australian standards to all penetrations	
	Termite Physical Barrier	perimeter protection to be placed on top of slab rebate before dampcourse under exterior brick/hebel cladding. (eg: not to side of slab)	
services			
	gas and electrical	all applications and connections to be handled by builder	
	electrical	electrical cable entry in to house to be concealed underground and through the slab	
	electrical meter box type	house 1 and 3 - standard house 2 - flush mounted	location as per working drawings
Plumbing			
	Hot Water Service	gas continuous HWS - pipes and fittings to be installed during construction but final fitoff of HWS is to be 1 day before the new buyer moves in (may require several visits for mutiple home site)	
	gas meter box type	house 1 and 3 - standard house 2 - flush mounted	location below electrical meter box
	Rain Water Tank Location	As Per Working Drawings (plumbed as a combination rentention/detention tank)	
	Rain water tank and colour	maxiplus 5000L thintank (880mm wide) colour: colourbond surfmist	
	Rain water tank pump and cover	pump cover colour: Colourbond surfmist	location as per working drawings
	toilet	white silicon to be used around base of all toilets	
	External Taps	arco grifo double tap or similar to front and rear	
	external BBQ gas point	stainless steel bayonet fitting, location as per working drawings	
	stormwater	as per site works and drainage plan with a steel cover over the top of the stormwater pipe where it passes through the council gutter.	
Telecommunications (installation to be compliant with nbn guidelines)			
	from house to stoby pole/pit	P20 conduit with draw string from madison box location on exterior of house to street stoby pole or NBN pit if available. Conduit to be sticking out of ground 300mm next to stoby pole/pit for all houses as per telecommunication plan supplied (house number to be marked on conduit)	
	from madison box to telecommunication enclosure	p20 conduit with draw string from madison box location on exterior of house to telecommunications enclosure in house Note: madison box to be supplied and installed by builder	
	telecommunication enclosure	as per picture or similar and to be inset in wall as per location on working drawings with a double power point inside. Cat 5 cables to be installed from telecommunication enclosure to data/phone points as per electrical plan. data points in telecommunication enclosure to be labelled which room they go to. NOTE: enclosure to have plastic fronted door to allow wifi signal to pass through or whole enclosure to be plastic to let wifi signal through as per picture.	
Electrical			
	Layout	as per electrical plan	


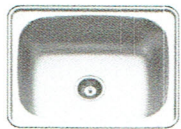




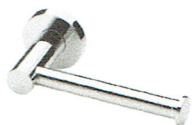

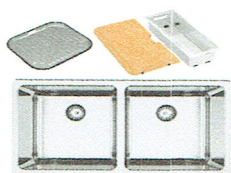
	downlights	LED downlight with white surround	
	Switches	Clipsal Classic 2000 Series	
	Power Points	Clipsal Classic 2000 Series	
	Kitchen Pendants	Brilliant 11cm white deborah pendant (sold at bunnings \$48.20) over kitchen island benchtop as per electrical plan, 200mm in from front edge of benchtop and spaced evenly left to right to island benchtop. Bottom of light to be 1.85 Metres from finished floor level	
	stairwell pendant	Mercator 400mm white cordette sphere pendant (sold at bunnings \$93.50) 600mm away from window and centered to stairwell.	
	hallway and dining pendant	Mercator dolce 40w brushed chrome 5 light pendant (sold at bunnings \$151) Note: House 3 only, 2 in hallway and 1 in dine as per electrical plan.	
	bathroom/ensuite heat/fan/light	ixl tastic or similar, location as per electrical plan	
	exterior up/down lights	stainless steel finish	
	stair lights	square inset to wall with white surround and frosted front	
	ceiling fan	HPM 1200mm stainless steel hang sure ceiling fan (sold at bunnings \$98.90)	
	TV Antenna	Full digital antenna with location to be hidden from street view and rear windows	
aluminium windows, sliding doors and balcony balustrade			
	Colour	white	
	Frame type	Sliding/Awning - as per working drawings	
	Flyscreens	to be included	
	Flyscreens frame colour	White - to match window	
	Window Locks	Keyed Alike	





	Glazing	Refer to energy efficiency report	
	Glazing obscure type	smooth frosted style (not rough to touch spotswood style)	
	balcony balustrades	frameless glass panels with stainless steel top rail and stainless steel spigots at the bottom House 1: 3 equal width glass panels House 3: two equal width panels to the front of the balcony with one glass panel to each side of the balcony	
	Reveals	Timber reveals throughout	
Insulation	External Walls	as per energy report	
	Internal Walls	as per energy report	
	Ceiling (Inc Garage)	as per energy report	
Plasterboard/linings	Ceiling Heights	2700mm	
	Walls	10mm Plasterboard	
	Ceilings	10mm Plasterboard	
	dropped ceiling	175mm dropped ceiling to kitchen	
	Wet areas	10mm Wet area plasterboard to wc and laundry. 6mm villaboard to bathroom and ensuite	
	Cornice	90mm Cove Cornice throughout note: white silicon to be used between cornice and tile junction in bathroom and ensuite	
	staircase	mdf capping with shadowline to gyprock balustrade walls with painted finish (same colour/finish as architraves)	
	staircase	under stair area to be fully lined with gyprock and painted.	
Joinery			
Robes	built in robe	full height with mirror sliding doors. Hanging rail and top shelf	
	robe track for built in robes	satin chrome	
	walk in robe	double hanging to all sides with standard size top shelf to upper hanging and reduced width top shelf to lower hanging. Note: picture only shows lower hanging to one side for illustration purposes, lower hanging to be to all sides	
Kitchen	Kitchen Benchtop	Laminex Diamondgloss with ABS Edging and waterfall end	
	Cupboard doors	basic gloss/sheen with soft close hinges	
	drawers	soft close drawers. Note: cutley inset tray to top draw to be included	
	kickers/island back panel/side panels	note: kicker, island back panels and side panels to be fitted after floating floor (no quad/trims to be used against kitchen cabinets anywhere)	
	Microwave provision	as per working drawings	
Laundry	benchtop	standard laminate with squareform edge (tight as possible postform edges with square look)	
	cupboard doors	basic gloss/sheen with soft close hinges	Note: cutout to be provided for washing machine hoses in trough cabinet and power cord for dryer in bottom of linen cupboard
W.C (downstairs)	benchtop	laminex diamondgloss with ABS edging	
	cupboard doors	basic gloss/sheen with soft close hinges	
	vanity	wall hung 250mm above finished floor level	
Stairs	hand rail	stair hand rail to be one piece painted to match skirting (house 3 will be more than 1 piece)	
Linen	cupboard doors	basic gloss/sheen with soft close hinges	
study nook	benchtop	standard laminate with squareform edge (tight as possible postform edges with square look)	
entry	display shelf	timber with a grain to be stained (house 3)	
Bathroom / Ensuite/Powder	Benchtop	Laminex Diamondgloss with ABS Edging	

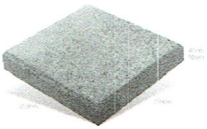
	cupboard doors	basic gloss/sheen with soft close hinges	
	drawers	1 bank of soft close drawers. (basin to always be centered to vanity and drawers set down to suit)	
	vanity	Wall hung 250mm above finish floor level	
Appliances			
	Rangehood	900mm undermount rangehood	
	Cooktop	900mm westinghouse gas cooktop with thick steel trivets	
	Oven	600mm westinghouse underbench oven WVE615S	
	built in coffee machine	delonghi EABI6600	
	built in microwave	westinghouse WMB2802SA	
	Dishwasher	600mm westinghouse dishwasher	
Tiling			
Kitchen	Kitchen Splash Back	100x300 subway tile in brickbond lay	allow \$33m2 (for tile)
	island bench	no tile to side of island bench	
Bathroom	Bathroom Floors	300x600 rectified edge tile	allow \$33m2 (for tile)
	Bathroom Walls	full height tiling with 300x600 rectified tile in stackbond lay. NOTE: cornice to go on top of tile	allow \$33m2 (for tile)
	Bath Hob and apron	tilled with floor tile	
	external tile edges + bath hob/apron	mitred edges to be used. Note: silicon to be used between mitred edges same colour as grout	
	Feature Wall	one wall tiled with floor tile	allow \$33m2 (for tile)
Ensuite	Ensuite Floors	300x600 rectified edge tile	allow \$33m2 (for tile)
	Ensuite Walls	full height tiling with 300x600 rectified tile in stackbond lay. NOTE: cornice to go on top of tile	allow \$33m2 (for tile)
	External tile Edges	Mitred edges to be used. Note: silicon to be used between mitred edges same colour as grout	
	Feature wall	one wall tiled with floor tile	allow \$33m2 (for tile)
Laundry	Laundry Floors/Skirting	300x600 rectified tile with 150mm high skirt tile	allow \$33m2 (for tile)
	Splashback	100x300 subway tile in brickbond lay, 600mm high with returns to walls on side of benchtop	allow \$33m2 (for tile)
WC and Powder	WC & Powder floor	300x600 rectified tile to floor with 150mm high skirt tile	allow \$33m2 (for tile)

	splashback (if vanity shown on working drawings)	100x300 Subway tile in brickbond lay to splashback including to sides of benchtop, 300mm high.	
Porch and external	porch floor	300x600 rectified tile	allow \$33m2 (for tile)
	external door thresholds	use porch tile cut to required size and render side of slab below where tiles have been placed	allow \$33m2 (for tile)
coloured silicon	all interior wet areas	colour TBA. To be applied between coloured tile to coloured tile junctions only and to match coloured grout used	
white silicon	apply to all cabinetry and wall junctions including linen and fridge alcove	laundry, bathroom, ensuite, toilet, powder, linen, kitchen, fridge alcove	
Glazing			
Showerscreen	Bathroom / Ensuite Showerscreen	Semi frameless Glass Shower Screen	
	Showerscreen frame colour	Polished Silver	
	Bathroom / Ensuite Showerscreen Height	(2000mm above ffl)	
	Bathroom/Ensuite Mirror	900mm high for full length of vanity	
Sanitaryware & Accessories			
Ensuite			
	Toilet Suite	Impressions Project Wall faced - K-013 or similar Note: white silicon to be used around toilet base	
	Cistern Inlet	water inlet to be concealed in cistern	
	Toilet Roll Holder	Radii Toilet Roll Holder	
	Shower/Bath Mixer	Kali wall mixer	
	Shower Head	Vivid curved shower arm and 230mm round rose V533	
	Shower Shelf	Radii square glass Shower Shelf	
	Hand Towel	square towel ring. Note: bottom of towel ring to be 350mm above benchtop	
	Towel Rail	800mm double towel rail	
	Basin Mixer	kali mixer	
	Plug & Waste	chrome pop up waste	

	floor waste	square tile insert style in stainless steel	
	Basin	Seima Kyra SBC - 208 Square above counter basin/inset or similar (mixer for illustration purposes only)	
Bathroom	Bath	1800mm bath (eg: mondella 1800mm white resonance acrylic bathtub from bunnings \$319)	
	Bath Spout	Nuova Bath Spout Fixed 170mm 00336	
	Plug & Waste	chrome pop up waste	
	Basin Mixer	kali mixer	
	Shower/Bath Mixer	Kali wall mixer or similar	
	Shower Head	Vivid curved shower arm and 230mm round rose V533 or similar	
	Shower Shelf	Radii glass shower shelf	
	Hand Towel	square towel ring. Note: bottom of towel ring to be 350mm above benchtop	
	Towel Rail	800mm double towel rail	

	Floor Waste	square tile insert style in stainless steel	
Laundry	Trough	45L in-bench trough	
	Sink Mixer	kali mixer	
	Floor Waste	square tile insert style in stainless steel	
	Machine Stops (X2)	mini washing machine stop - 1/4 turn - hot and cold water outlet	
W/C, Powder	Toilet Suite	Impressions Project Wall faced - K-013 Note: white silicon to be used around toilet base	
	Hand Towel	square towel ring. Note: bottom of towel ring to be 350mm above benchtop	
	Toilet Roll Holder	Radii Toilet Roll Holder Round Plate Chrome Phoenix	
Kitchen	Sink	Base MK 11 double bowl sink (for laminate)	
	Sink	double bowl undermount sink (for stone) abey 200upk lago	

	Sink Mixer	kali sink mixer	
	Machine Stop	mini dishwasher stop - 1/4 turn - cold water outlet	
Second Fix Carpentry			
doors and door hardware			
	Front Door	1200/920/820x2340 Hume savoy XS45 (maple) with translucent glazing 5 highes required for 1200mm wide door) Note: width of door as per working drawings	
	interior doors	Redicoat flush door	
	exterior doors including internal garage and laundry doors	Redicoat solid flush door	
	hinges	to be left unpainted	
	front door handle/lock	gainsborough trilock	
	interior doors handle/lock	gainsborough lianna leverset in satin chrome. Privacy or passage to suit	
	exterior doors including internal garage and laundry doors	lianna leverset and deadbolt in satin chrome	
	Door Seal	Raven RP3 Door Seal silver anodised	
	door stop	Gainsborough Wall/door Stop 75mm 6207 note: door or skirting mounted where possible	
Skirting	Profile	90mmx18mm Single Bevel Profile (to be placed after floating floor/tiles are installed)	
reveals	timber		
Architraves	Profile	67mmx18mm Single Bevel Profile	
portico posts (res 3)	timber	width: 150mm x 150mm (or bigger is ok)	
Flooring			
Timber Laminate	Timber laminate	Brand: Godfrey Hirst Floors Range name: Vista Colour: light Taupe code: 520 Note: (skirting, kitchen kickers, kitchen island back/side panels to be fixed after floating floor is installed) To lower level excluding wet areas and garage	
carpet	cut pile twist	to bedrooms, WIR/BIR, stairs and upper level. Mid range to be included, eg: better than basic builders range with thicker pile	allow \$50m2
walk in pantry		same flooring as main floor	
under stairs		same flooring as main floor to be included under stairs	
Air Conditioning			
	Air Conditioning	Ducted reverse cycle air conditioning with zone control	
	Air Conditioning Layout	To be provided by builder with the outdoor unit location as per working drawings. Size (kw) to be adequate to allow the whole house to be on at the same time. size of aircon priced to be included with tender House 3 to have timber frame trimmed out to allow the outdoor aircon unit to be fixed to the hebel wall via brackets with top of unit to be just under the underside of upper level and side of unit to be as close as possible to w.c. window	
Garage Door			
	Panel Lift Door	minimum 2 keypad remotes	colour: house 1 and 2 colourbond surfmist house 3 colourbond wallaby

Landscaping			
	Driveway Pavement (Charcoal)	Boral 240mm x 240mm in Charcoal x 50mm thick (dampcourse to be used between paver and house, trimmed at a consistent height above paver throughout after laying of pavers, eg: 10mm) Note: damp course to be level or just under top of paver along front of garages. Any sewer IP's in driveway are to be lowered under pavers and position noted. Pavelok to be used throughout. Note: driveway paving to go all the way to the footpath, not just to the front boundary.	
	Perimeter Path (Charcoal)	Boral 240mm x 240mm in Charcoal x 40mm thick (dampcourse to be used between paver and house, trimmed at a consistent height above paver throughout after laying of pavers, eg: 10mm) Note: maximum distance from top of paver to top of slab FFL to be 50mm. eg: no more than 50mm of slab edge to be exposed. Pavelok to be used throughout	
	garden bed irrigation	dripper/dripper line to each plant location with an electronic timer to front and rear taps	
	grass/garden bed border	between garden bed and grass to have a border in charcoal pavers laid short edge to short edge with concrete bedding/haunching (house brick size border pavers)	
	council footpath	after new crossovers are finished pavers from council paved path to be lifted, cleaned and relaid to burbridge road frontage. Pavelok to be used after pavers are re-laid	
	crossover	new crossovers to be done in natural concrete. Remove old crossovers including invert/water table for new one even if in similar position. Eg: crossover includes kerb and water table, saw cut to the bitumen of the road and remove. Note: Section of crossover between front boundary and footpath to be done in same pavers used for driveway for house 1 and 2. House 3 to have concrete crossover go all the way from the road to the front of the garage. Note: Crossover permits to be completed by builder	
	council gutter	any damaged gutter to be replaced by builder and/or reinstated where missing	
	RWT base	to be done in concrete to match the size of the RWT base. Position as per working drawings (confirmed on site)	
	Water feature base	to be done in concrete at 600mm wide and the depth of the garden bed. Position as per working drawings (confirmed on site)	
	Mulch	jefferies 'gardeners choice' medium grade mulch to all garden beds and council areas/verge (50-75mm deep)	
	council areas and verge	to be dug out 75mm and filled with same mulch as garden beds to full frontage of property (including the frontage to the side street for house 3)	
	Plant schedule	as per landscaping plan	
	sewer IP's	covers to be placed under pavers with position noted for future reference	
	letterbox	the 'ultimo' from adelaide letterboxes - house numbers to be raised stainless steel screwed to front of the letter box. Location as per working drawings	colour: colourbond surfmist
	fencing	note: provide as a separate price to house price as per fencing plan	colour: colourbond surfmist
	Clothesline & Installation	daytek 2.24M wide twin fold down clothesline. House 1: fixed to brick House 2: fixed using ground mount kit (in white) House 3: fixed to hebel, trim out timber frame to suit fixing locations	colour: white
Painting			
Internal			
	Walls - low sheen	colour -Dulux Beige Royal (quarter strength)	
	Ceilings/Cornice - flat	ceiling white	
	Doors - semi gloss	Colour - Dulux Vivid White	
	Skirtings - semi gloss	Colour - Dulux Vivid White	
	entry - display shelf (house 3)	feast watson 'wet look deck' stain in 'jarrah' (3 coats)	
	under stairs - low sheen	walls and underside of stairs to be in wall colour	
	dropped ceilings - flat	all of dropped ceiling to be painted in ceiling white including sides	
	Architraves - semi gloss	Colour - Dulux Vivid White	

External	Eaves - flat	Dulux China White	
	Front Door (inside and outside)	feast watson 'wet look deck' stain in 'jarrah' (3 coats)	
	Front door frame	feast watson 'wet look deck' stain in 'jarrah' (3 coats)	
		NOTE: front door and front door frame to be the same timber to achieve the exact same timber colour finish. If different wood used for each then stain is to be adjusted to allow front door and front door frame final stain colour to match exactly. All heavy fixing screws to be under final trim pieces of timber to alleviate the need for any filler and provide a premium finish.	
	laundry door(external side only)	dulux 'feather soft'	
	garage door(External side only)	dulux 'feather soft'	
	Gutters	colourbond wallaby	
	Fascia	colourbond wallaby	
	lintels	painted same colour as window frame	
	bricks	FGH Balmain with white mortar, mortar must be white and not grey, eg: use white sand with brighton lite white cement. Raked mortar joins	
	render/texture coat	dulux 'feater soft'	
	feature render/texture coat	dulux 'winter fog' (all grey shaded areas on working drawings)	
	downpipes	to match area in front of	
	posts to res 3 balcony	feast watson 'wet look deck' stain in 'jarrah' (3 coats)	
Internal/External	infill for house 2 roof gable	'modwood' 88mm decking board in 'jarrah' spaced 5mm apart	
	house 2 garage	feature bands around garage feature walling near top to be as per example picture supplied along with coffer edging around garage opening edge	
Internal/External	touchup- kits	touchup kits (small tins) to be supplied for each house that contains each colour that was used for all interior and exterior painted surfaces including timber stains	

upgrade option (separate additional prices please):

- 1. 20mm stone benchtop with 40mm edges to kitchen including waterfall end with 40mm edges and mitred joins
use 'quantum quartz' stone colour: statuario quartz (natural quartz range)
- 2. 20mm stone benchtops to bathroom/ensuite/powder
use 'quantum quartz' stone colour: ardesia quartz (natural quartz range)
- 3. 20mm stone benchtops to laundry
use 'quantum quartz' stone colour: ardesia quartz (natural quartz range)
- 4. 600mm x 600mm rectified edge floor tiles to lower level - entrance, hallway, lounge, dine, kitchen, understair, WIP -
- allow \$44m2 (for tile only)
- 5. underbench sink to kitchen in lieu of top mount sink (as per specification)
- 6. underbench sink to laundry in lieu of top mount sink (as per specification)
- 7. double glazing to the street fronted windows/sliding doors of house 1, 2 and 3 including the windows to the side street of H3
and/or an alternative glazing type that provides greater noise reduction than standard window glass
- 8. blinds to all windows excluding wet areas and sliding doors

please note:

- 1. fencing to be priced separately
- 2. Build time to be included with pricing. Build time to include defect rectification