

# Single Storey Specifications

At Our New Home our standard inclusions from trusted brands and premium suppliers deliver a superior level of quality, sophistication and comfort that others consider upgrades.

## Q Series

### Kitchen Appliances

Dishwasher:	European stainless steel dishwasher.
Oven:	European fan forced stainless steel oven.
Hot Plate:	European stainless steel 600mm gas cook top with wok hob.
Range Hood:	European stainless steel 600mm wide canopy range hood.
Sink:	Double bowl stainless steel sink.
Tap:	Chrome flickmaster tap.

### Cabinetry

Cupboards:	Fully lined melamine modular cabinets.
Doors/Drawers:	Laminate doors.
Kitchen Bench Top:	20mm Stone square edge kitchen bench top.
Vanity Bench Top:	Laminate square edge.
Handles:	Selected from builder's colour boards.
Pantry:	Full laminate or as per plan.

### Bathroom & Ensuite

Basins:	Vitreous china vanity basin (white).
Mirrors:	Polished edge mirrors full length of vanity.
Bath:	1625mm acrylic bath (white) in tiled podium.
Shower Bases:	Tiled shower bases throughout.
Shower Screens:	Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.
Taps:	Chrome mixer tapware.
Shower Outlet:	Hand held shower, rail and slider in chrome finish to ensuite and bathroom.
Toilet Suite:	Vitreous china, close coupled toilet suite in white with soft close top.
Accessories:	600mm single towel rails and toilet roll holders in chrome finish.
Exhaust Fans:	250mm exhaust fans including self-sealing air flow draft stoppers to bathroom.

### Ceramic Tiling

Wall Tiles:	Wall tiles to kitchen, bathroom, ensuite and laundry where shown on plans. Tile selection as per builder's colour boards.
Floor Tiles:	Floor tiles to ensuite, bathroom, laundry, WC as shown on plans. Tile selection as per builder's colour boards.
Floor Boards:	As shown on plan. Selection as per builder's colour boards.

### Carpet

Carpet:	Carpet selection as per builder's colour boards.
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### Paint – 2 coat application

Timberwork:	Gloss enamel to internal doors, jambs & mouldings.
Ceilings:	Flat acrylic to ceilings.
Internal Walls:	Washable low sheen acrylic to internal walls.
Entry Door:	Gloss enamel to front entry door.
Colours:	Colours selected as per builder's colour boards.

### External Features

Brickwork: Mortar	Clay bricks from builder's colour boards.
Joints: Front	
Elevations:	Natural colour rolled joints.
Windows:	As per Working Drawings. Acrylic render/feature to selected areas as per plan (Product Specific). Feature aluminium windows to front elevation (Product Specific). Sliding aluminium windows to sides and rear. Aluminium improved windows throughout.
Entry Frame:	Aluminium, powder coat finish, clear glazed sidelight(s) (Product Specific).
Front Entry Door:	Clear glazed or slumped glass.
Door Furniture:	Entrance lockset in polished stainless steel with deadbolt (Product Specific).
Ext. Hinged Door:	Entrance lockset in polished stainless steel to external door.
Infill over windows:	Brick to front facade windows. Pointed cement sheet infill above side and rear elevation windows and doors.
Door Seal:	Door seal and weather seal to all external hinged doors.

### Insulation

Ceiling:	Glasswool batts to ceiling of roof space (excludes garage ceiling).
External Brickwork:	Glasswool wall batts including Sisalation to external brick veneer walls (excluding garage) and wall between garage and house. Note: Wall wrap will be sealed around openings in accordance with energy rating assessor's report.

### Garage

General:	Single/Double garage with tiled hip roof including single/double Colourbond roller door to front, painted finish infill over garage door. Plaster ceiling and concrete floor. Remote control with 2 handsets included.
External Walls:	Brick veneer (on boundary wall or product specific if required).
Pedestrian Door:	Door: Weatherproof flush panel, low sheen acrylic paint finish. Door Frame: Aluminium powder coat finish. Door Furniture: Entrance lockset.

Our New Home reserves the right to substitute the make, model or type of any of the aforementioned products to maintain the quality and product development of its homes. Changes may be made subject to Residential Development Standards (Res Code requirements). Window and sliding door sizes may vary subject to energy rating requirements. Electricity transfer fees may apply.



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## Internal Features

Doors:	Flush panel. 2040mm high. Either hinged or sliding as per plan.
Door Furniture:	Lever door furniture in polished chrome finish to all rooms.
Mouldings:	67 x 18mm bevelled MDF skirting & 67 x 18mm MDF bevelled architraves.
Door Stops:	Plastic white door stops to hinged doors. Door seal to nominated internal doors, in accordance with energy rating assessor's report.
Door Seals:	

## Solar Hot Water System

Solar Hot Water System:	Solar hot water system with gas boostback up and necessary electrical and plumbing connections. Note: Panel and storage tank positioned at the builder's discretion.
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## Laundry

Trough:	Stainless steel tub preformed cabinet with bypass.
Tap:	Chrome Flickmaster tap.
Washing Machine:	Chrome washing machine stops/grubs.

## Plaster

Plasterwork:	10mm plasterboard to ceiling and wall, villaboard to wet walls, ensuite, bathroom and laundry, 75mm cove cornice throughout.
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## Framing

Framing:	Stabilised pine wall frame and roof trusses.
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## Plumbing

Taps:	2 external taps, 1 to front water meter and 1 to rear of home.
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## Roofing

Roof pitch:	Roof Pitch to be 22.5 degrees.
Material:	Concrete tiles roofing from builder's colour boards.
Fascia & Guttering:	Colourbond fascia, guttering and downpipes.

## Heating

Heating:	Gas ducted heating to bedrooms and living areas (excludes wet areas). Total number of points and unit size product specific.
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## Storage

Shelving:	Walk in Robe: One white melamine shelf with hanging rail.
Robes:	One white melamine shelf with hanging rail.
Pantry/Linen:	Four white melamine shelves.
Doors:	Robes – 2040mm high Redicote flash panel, hinged or sliding doors as per plan. Linen – 2040mm high Redicote flush panel, hinged door(s).
Handles:	Flush pull in polished chrome finish.

## Ceilings

Height:	2590mm height throughout.
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## Electrical

Internal Light Points:	100mm diameter LED fittings (white) throughout as per standard electrical layout.
External Lights:	100mm LED downlight to front entry. Weather proof Para flood light to rear as per drawings.
Power Points:	Double power points throughout excluding dishwasher and fridge space.
TV Points:	Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area) including TV antennae.
Telephone Point:	Two pre-wired telephone points to kitchen and master bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) – Basic pack only.
Switch Plates:	White wall mounted switches.
Smoke Detector(s):	Hardwired with battery backup.
Safety Switches:	RCD safely switch and circuit breakers to meter box.

## Recycled Water Connection

Recycled Water Connection:	Provide recycled water connection if required (additional charges will apply).
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## Site Conditions/Foundations

Foundation Class:	Up to Class 'H' concrete slab with a maximum of 300mm fall over building envelope. Allotment up to 600m <sup>2</sup> with a maximum setback of 5m to the house.
Temporary Fencing:	Supply and hire of temporary fencing to site to council requirements.
Silt Fence:	Supply and hire of environmental silt fence to front of property as required by council.
Rock Allowance:	Allowance of rock excavation and removal (if explosives required, extra charge will apply).
Termite Treatment:	Termite spray system where required by relevant authority.
Angle of Repose:	Home to be sited to a minimum of three metres off easement. If sited closer, additional charges may apply.

## Connection Costs

Connection of services (water, gas, electricity, sewer, stormwater and telephone conduit). Does not include electricity and telephone consumer account opening fees.
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## Turnkey Inclusions

Colour on concrete driveway and path up to 30m<sup>2</sup>

Fold Down Clothes Line

TV Antenna

Flyscreens to all openable windows (up to 12 max)

NBN Connection (basic package)

Remote control garage door with 2 handsets



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