

5 TOWNHOUSES – 14 Geoffrey Street, Thomastown 3074

FINISHES/SPECIFICATIONS

FOUNDATIONS

- ☒ Concrete slab as per engineer's design and specifications

FRAMING

- ☒ Timber framing (Design Specific)

ROOFING

- ☒ Cement Tiles - Colorbond Monument Color
- ☒ Gutter colorbond Monument
- ☒ Fascia colorbond Monument
- ☒ Valleys/Flashings & Downpipes to all be finished in Colorbond Monument

EXTERNAL WALLS

- ☒ Face brickwork to be in PGH 'Pewter' or similar.
- ☒ FINISH TO BRICKWORK TO BE 'ROLLED' MORTAR JOINTS.
- ☒ MORTAR TO BE STANDARD WHITE CEMENT FINISH
- ☒ Raw/Natural Render finish DULUX.

WINDOWS

- ☒ Colorbond Night Sky window frames.

ENTRY DOOR

- ☒ Front door TIMBER CORINTHIAN/HUME DOOR
- ☒ Hardware to be Gainsborough ENTRANCE SET or similar.
CHROME FINISH
- ☒ Finish to be in natural matt finish external

EXTERNAL DOORS & GARAGE TO HOUSE DOOR

- ☒ Hardware to be Gainsborough ENTRANCE SET or similar.
CHROME FINISH
- ☒ Paint finish to be in semi gloss finish external MONUMENT COLOUR
- ☒ Paint finish to be in semi gloss finish internal to match internal doors

INTERNAL DOORS & DOOR FURNITURE (INTERNAL)

- ☒ Gainsborough CHROME finish or similar for all lever sets and privacy sets.
- ☒ Hume Doors FLUSH PANEL DOORS or similar
- ☒ Paint door finish to be DULUX WHITE COLOR
- ☒ ALL DOORS TO HAVE DOOR STOPS

SKIRTING BOARDS & ARCHITRAVES

- ☒ MDF 67MM X 18MM architraves –SINGLE BEVEL EDGE
- ☒ MDF 92MM X 18MM skirting –SINGLE BEVEL EDGE
- ☒ Paint finish to be in DULUX WHITE

PLASTER

- ☒ All plaster ceiling corners to be square set finish

GARAGE DOORS

- ☒ Sectional panel lift door. Night Sky COLOR.

INSULATION

- ☒ In accordance with energy rating requirements.

HOT WATER SERVICE

- ☒ GAS INSTANTANEOUS HOT WATER. Bosch or similar

HEATING/COOLING

- ☒ RINNAI SPLIT SYSTEM HEATING & REFRIGERATED AIR CONDITIONING. 1 SYSTEM IN THE LIVING AREA AND 1 SYSTEM IN EACH BEDROOM PER DWELLING.

KITCHEN & APPLIANCES

- ☒ Kitchen Cabinets – LAMINATE CABINETS WHITE Finish inc Overhead Cupboards. Standard Builders Range Laminate.
- ☒ Hinges to be soft closing
- ☒ TECHNIKA or similar builders range appliance package
 - o 600 mm GAS oven – Silver
 - o 600 mm cook top - Silver
 - o 600 mm Range hood 900 mm – Silver
- ☒ Caesar Stone or similar 40MM BENCHTOPS
- ☒ Stainless Steel Kitchen Sink Double bowl
- ☒ Splash backs TILES - Standard builders selection
- ☒ Refrigerator locations to have water points.

BATHROOM & ENSUITE

- ☒ Cabinets – Laminate Finish from Standard Builders range
- ☒ Caesar Stone or similar 20MM BENCHTOPS
- ☒ Shower Screens POLISHED CHROME
- ☒ Mirrors to bathrooms and ensuite
- ☒ CHROME towel rails, toilet roll holders, towel rings
- ☒ CHROME shower rail and mixers
- ☒ CHROME Basin mixers inc plug and waste

LAUNDRY

- ☒ Cabinets – LAMINATE Finish from Standard Builders Range
- ☒ CHROME Basin mixers inc plug and waste
- ☒ Ceasar Stone bench tops or similar. Builders range 20MM BENCHTOPS
- ☒ Stainless Steel Laundry trough 45 ltr

TOILETS

- ☒ All toilets to be closed coupled SUITE

TILING

- ☒ Standard builders range tiles to bathrooms and ensuite.
- ☒ Laundry to have standard builders range tiled splash back.

BUILT IN ROBES

- ☒ Sliding flush panel Hume doors with white metal tracks.
- ☒ Each robe to include 1 shelf with hanging rods.

STAIRCASES/BALUSTRADES

- ☒ Vic Ash closed treads
- ☒ Finish to be natural stained finish.
- ☒ Handrail & Balustrades to be Black Iron Vertical Rods with Timber Handrail.
- ☒ Timber handrail installed on wall.

PAINTING

- ☒ 3 coat system to all walls and ceilings. Paint color to ceilings to be Dulux ‘Ceiling White’ and paint color to all walls will be Dulux ‘Antique White USA’.

FLOOR COVERINGS

- ☒ FLOOR COVERINGS to be Hybrid Flooring system to Living areas.
- ☒ FLOORING TO WET AREAS TO BE PORCELAIN TILES
Per SM OF \$30 PER M2 ALLOWANCE FOR ALL FLOOR &
WALL TILES.
- ☒ FLOORING TO Bedrooms to be Covantry carpet – Spartan. Or similar
Builders Range

ELECTRICAL & Other

- ☒ Electrical installation including, power points, light switches, down lights
throughout, exhaust fans, television points (2 points per unit),
smoke detectors (As per Australian Standards)
- ☒ NBN Ready
- ☒ 2 Way switches top/bottom of stairs
- ☒ Power points, light switches, downlights as per plan
ALL DOWN LIGHTS TO BE IN
WHITE
- ☒ Smoke detectors as per plan
- ☒ Sensor activated spotlights in driveways

- ☒ Clipsal Slimline power points &/Or similar and switch covers throughout
- ☒ Front and rear flood lights for each unit
- ☒ External Weather Proof GPOs x 1, in each unit

EXTERNAL WORKS/ITEMS

- ☒ Vehicular Crossing – Allow to construct 1 new vehicular crossing to council specs
- ☒ Units to each have 1 external tap to front and rear backyards
- ☒ Clotheslines - Black or Grey 6 Line Outdoor wall mounted
- ☒ Driveway area to be finished in exposed aggregate (partial area)

LETTERBOX

- ☒ GROUP LETTERBOXES with Each Box to have unit number allocated black letter box

UNIT NUMBERING

- ☒ BLACK UNIT NUMBERS OR SIMILAR

Landscaping

- ☒ As per endorsed Landscape Design.