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 A 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.
- M Hume Doors FLUSH PANEL DOORS or similar
- Paint door finish to be DULUX WHITE COLOR

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

HEATINGING/COOLING

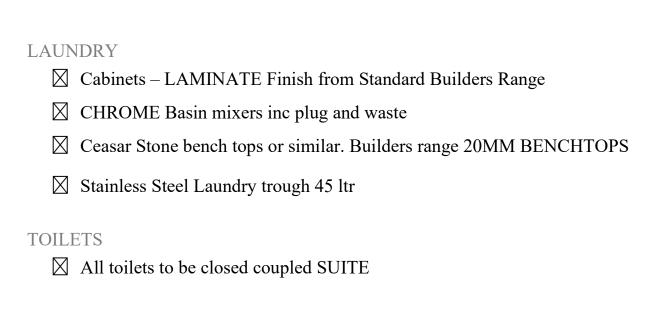
KITCHEN & APPLIANCES

- 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
- ☐ Ceasar Stone or similar 40MM BENCHTOPS
- X Stainless Steel Kitchem Sink Double bowl
- Splash backs TILES Standard builders selection
- Refrigerator locations to have water points.

BATHROOM

- & ENSUITE
 - ☐ Cabinets Laminate Finish from Standard Builders range
 - ☐ Ceasar Stone or similar 20MM BENCHTOPS

 - 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



BUILT IN ROBES

TILING

☑ Sliding flush panel Hume doors with white metal tracks.

Standard builders range tiles to bathrooms and ensuite.

☐ Laundry to have standard builders range tiled splash back.

☐ Each robe to include 1 shelf with hanging rods.

STAIRCASES/BALUSTRADES

- ∇ic 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)

- ✓ Power points, light switches, downlights as per planALL DOWN LIGHTS TO BE INWHITE
- 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.