

# ESSENTIAL Specification

## INTERNAL USE

TOWNLIVING™



### Technical Specification 249. Applicable to: SILVERWELL PROJECT

Effective: 12/08/21 v01 - Replaces: Previous Specs  
 Lots 1-19, 24-41, 43, 45-64, 67-70, 72-73, 77-81, 83, 86-96

<b>EXTERNAL FEATURES:</b>	<b>Brickwork:</b>	<b>General:</b> Refer External Colour scheme for Brick type. Clay bricks from builder's Category 1 (BC1.06)
	<b>Mortar Joints:</b>	Off White (Joint profile Product specific)
	<b>External Mouldings:</b>	Lightweight exterior moulding with acrylic texture coating render to all exposed surfaces, render colour from builder's Category 1 (Façade specific, refer working drawing for extent of cover)
	<b>Render:</b>	Acrylic texture coating render 3 Coat System, from Builder's Category 1 (Façade specific, refer working drawing for extent)
	<b>Wall Cladding Systems:</b>	Various alternative wall cladding systems are used on a House / Product / Façade specific basis. These wall cladding systems include but are not limited to autoclaved aerated concrete panels, Fibre Cement products, and feature timber panelling (Product / Façade specific, refer working drawing for extent)
	<b>Roof Cover:</b>	<b>Tiles:</b> Concrete roof tiles, from Builder's Category 1 (RTC1.02) (Product specific) <b>Metal:</b> Colorbond Lower corrugated sheet roof, metal deck roof or tray deck and Zinalume to First floor roofs (Product specific)
	<b>Roof Plumbing:</b>	Colorbond metal fascia and barge Colorbond Quad gutter with 100 x 50mm rectangular downpipes (Product specific) Rainheads: Colorbond Metal Square Flat bottom or Half Round (Product specific)
	<b>Entry Doors:</b>	<b>Front:</b> Hume Newington Range 'XN1' 2040mm high x 820mm wide – Clear Glass (Product specific refer working drawings) <b>Rear/Laundry (Hinged Door only):</b> External flush panel door (Product specific, refer working drawings for size and location)  Aluminum Clear Glazed door in Powder coated finish (Product specific, refer working drawings for size and location)
	<b>Door Furniture:</b>	<b>Front Door:</b> Canterbury Zenith Entry Knobset entry set with Canterbury Orbit Deadbolt <b>Regional Geelong, West, North and Gippsland:</b> Lockwood Symmetry Manor Knobset entry set
#		<b>External Hinged Door:</b> Canterbury Zenith Entry Knobset entry set (Product specific)
#		<b>Regional Geelong, West, North and Gippsland:</b> Lockwood Symmetry Manor Knobset entry set (Product specific) <b>Door Stop:</b> 75mm cushion, White
	<b>Entry Frame:</b>	<b>Front:</b> Timber with aluminium sill and clear glazed sidelight(s) (Product specific) <b>Rear/Laundry (Hinged door):</b> Timber frame with aluminium sill or aluminium frame (Product Specific, refer working drawings for size and location) <b>Rear (Sliding door):</b> Refer "Sliding Doors" item below (Product specific, refer working drawings for size and location)
	<b>Windows:</b>	Aluminum awning or sliding, with powdercoat finish (Product specific) <b>Note:</b> Flyscreens and Locks to all openable windows ( <b>Not Included</b> ) **Applicable to ALL lots with Essential Spec
	<b>Sliding Doors:</b>	Aluminum, powdercoat finish (Product specific, refer working drawings) <b>Note:</b> Flyscreens to Sliding Doors ( <b>Not Included</b> )
	<b>***Blinds:</b>	Holland roller Blinds to Living (Sheer) & Bedrooms (Blockout) ** Applicable to ALL lots with Essential Spec
	<b>Infills Over Windows:</b>	<b>Single Storey:</b> Brick infills (excludes corner windows), Rendered Hebel® aerated concrete infills, Lightweight Cladding infills (Product specific, refer working drawings for type/extent)

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		<b>Double Storey:</b>	Brick infills (excludes corner windows), Rendered Hebel® aerated concrete infills, Lightweight Cladding infills. (Product specific, refer working drawings for type/extent)
	<b>Balcony Balustrade:</b>	Product Specific (refer working drawings for design, size and location)	
<b>FRAMING:</b>	<b>Walls:</b>	<b>Single Storey:</b>	90mm thick stabilised timber frame throughout
		<b>Double Storey:</b>	90mm thick stabilised timber frame throughout to both floors
		<b>Boundary/Party wall:</b>	**Dual Zero Hebel system, timber fireproof and acoustic system to BCA Requirements
	<b>Roof:</b>	Stabilised timber roof trusses	
<b>INSULATION:</b>	<b>Ceiling:</b>	R4.0 Glasswool batts; excludes Garage, Outdoor Room/Verandah and Portico and First Floor floor system areas	
	<b>First Floor Joists Area:</b>	R4.0 Glasswool batts; to floor area above Garage, Outdoor Room/Verandah and Portico ONLY.	
	<b>External walls:</b>	R2.0 Glasswool batts, including party wall between house and garage. No insulation to garage walls	
<b>SISALATION:</b>	<b>Weather Wrap:</b>	Medium Duty to ground and first floor external walls; joins in weather wrap to be taped and gaps around windows/doors sealed.	
<b>HOT WATER SERVICE:</b>	<b>Solar Hot Water (Victorian Metropolitan area):</b>	Gas mains pressure hot water unit with Chromagen 201VOSP12T26P NG solar collector panel/s, Chromagen 201VOSP12T26P NG, 200 litre storage tank and 26 litre continuous flow hot water service combined in one unit, tempered to all points. (Number of solar collector panels is orientation-specific)	
	<b>Solar Hot Water (Victorian Regional areas):</b>	Gas mains pressure hot water unit with Chromagen 920SR20T26P with 20 evacuated tubes solar collector, 200 litre storage tank and 26 litre continuous flow hot water service combined in one unit, tempered to all points.	
	<b>#</b>	Where recycled water is available to the estate, recycling water to be included and solar hot water unit will be replaced by natural gas mains pressure 26 litre/minute continuous flow hot water service, tempered to all points.	
<b>SUSTAINABLE ENERGY:</b>	<b>Draft Exclusion:</b>	<b>Exhaust Fans:</b>	Backdraft shutter incorporated in exhaust fan vented to external air
		<b>Entry frames:</b>	Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door.
<b>PAINTWORK:</b>	<b>General:</b>	Dulux paints to be used throughout in accordance with <b>Paint Specification 20</b> Refer Internal Colour scheme for paint colours.	
	<b>External:</b>	<b>Front door:</b>	Sealer undercoat with enamel gloss top coats
		<b>Other Hinged Doors:</b>	Sealer undercoat with Low Sheen acrylic top coats
		<b>Fascia, gutter &amp; downpipes:</b>	Colorbond (Maximum two colours)
		<b>Woodwork:</b>	Low Sheen acrylic (one colour)
	<b>Internal:</b>	<b>Woodwork and Doors:</b>	Sealer undercoat with enamel gloss top coats (Doors, skirting and architraves to be one colour)
		<b>Ceilings:</b>	Flat acrylic (one colour throughout)
		<b>Walls:</b>	Sealer undercoat and two top coats washable matt acrylic (one colour throughout)

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<b>INTERNAL FEATURES:</b>	<b>Ceiling Height:</b>	<b>Single Storey:</b> ***2400mm throughout	
		<b>Double Storey:</b> ***2550mm main living floor level, 2550mm to all other floors <i>*Applicable to ALL Double Storey lots with Essential spec, Unless Otherwise Noted</i>	
	<b>Room Doors:</b>	Flush panel 2040mm high	
	<b>Room Door Furniture:</b>	Lever handles as Builder's Category 1 Note: Privacy lever set to Powder room and Bathroom	
	<b>Door Stop:</b>	75mm White cushion stop	
	<b>Mouldings:</b>	<b>Skirtings:</b> 67mm high double pencil round PMDF. <b>Architraves:</b> 42mm wide double pencil round PMDF.	
	<b>Cornice:</b>	75mm Cove (Tru Scotia) cornice throughout	
<b>APPLIANCES:</b>	<b>Underbench Oven:</b>	Inalto IO64M.1, stainless steel/glass, electric, 600mm wide, fan forced (2051312)	
	# <b>Cook Top:</b>	Inalto ICG60S 600mm stainless steel Gas Cooktop (2051313)	
	<b>Rangehood:</b>	InAlto IUM52 Undermount rangehood stainless steel, 52cm wide (2047338) <b>Single Storey:</b> Ducted through to external air. <b>Double Storey:</b> Ducted through to external air.	
<b>KITCHEN:</b>	<b>Sink:</b>	Franke SKX621 1160 Double bowl stainless steel with one tap hole	
	<b>Tap:</b>	Mizu Drift SQ rectangular sink mixer with lever handle, chrome finish	
	<b>Microwave Provision:</b>	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all products, refer working drawings for standard inclusion)	
	<b>Dishwasher Provision:</b>	Opening for future dishwasher including single power point and capped cold water point (Not included in all products, refer working drawings for standard inclusion)	
	<b>Cabinetry:</b>	<b>General:</b>	Refer Internal Colour scheme for finish
		<b>Base Cupboards:</b>	Fully lined modular cabinets (Refer working drawings for layout and extent)
<b>Overhead Cupboards:</b>		Fully lined modular cabinets (Refer working drawings for layout and extent)	
<b>Doors/Drawers:</b>		Standard laminate, from builder's Category 1	
<b>Bench Tops (Kitchen):</b>		Standard laminate, from builder's Category 1 range	
	<b>Bench Top Edges (Kitchen):</b>	Laminated square edge	
	<b>Handles:</b>	From builder's Category 1 (Refer Colour scheme)	
<b>BATHROOM/ ENSUITE OR POWDER ROOM:</b>	<b>Mirrors:</b>	Silver backed with polished edges, seated on vanity, to full width of vanity	
	<b>Basins:</b>	<b>Inset Basin:</b> Kado Arc Square white vitreous china inset basin with chrome pop-up waste (Product specific)	
		<b>Semi Recessed Basin:</b> Kado Arc Square white vitreous china basin with chrome pop-up waste (Product specific)	
		<b>Wall Basin:</b> Posh Solus Mini wall basin (1 tap hole) with Mizu 40mm round chrome bottle trap and chrome pop-up waste. (not included in all products, refer working drawings for standard inclusion)	
	<b>Bath:</b>	Base bath, white acrylic, 1500mm x 750mm or 1700mm x 750mm, with chrome waste and black rubber plug (Size is Product specific, refer working drawings)	
	<b>Shower Bases:</b>	<b>Master Bedroom Ensuite, and Bathroom(s):</b> White glass fibre composite with matching waste (Product specific, refer to working drawings for standard inclusion)	
	<b>Shower Screens:</b>	Semi framed with pivot (overlap) door and clear laminated glass and silver trim	
<b>Taps and Outlets:</b>	<b>Bath-Hob Mounted:</b>	Posh Bristol Mk2 bath wall mixer with round backplate, lever handle and Posh Bristol Mk2 gooseneck hob swivel outlet, chrome finish (not included in all products, refer working drawings for standard inclusion)	
	<b>Bath-Wall Mounted:</b>	Posh Bristol Mk2 bath wall mixer with round backplate, lever handle Posh Solus 220 mm long straight wall mounted fixed	

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outlet, chrome finish (not included in all products, refer working drawings for standard inclusion)

**Shower:** Posh Bristol Mk2 shower wall mixer with round backplate, lever handle and Base 1F shower head on slide rail, chrome finish

**Basin-Top Mounted:** Posh Bristol Mk2 basin mixer with lever handle, chrome finish

**Basin-Wall Mounted:** Posh Bristol Mk2 basin mixer with lever handle, chrome finish (not included in all products, refer working drawings for standard inclusion)

**Toilet Suite:** Base Link toilet suite # 9503292, white vitreous china toilet pan with white acrylic cistern and seat, and chrome mini cistern stop tap

**Cabinetry:**

- General:** Refer Internal Colour scheme for finish
- Base Cupboards:** Fully lined modular cabinets (Refer working drawings for extent)
- Doors/Drawers:** Standard laminate, from builder's Category 1
- Bench Tops:** Standard laminate from builder's Category 1
- Bench Top Edges:** Laminated square edge
- Handles:** From builder's Category 1 (Refer to Colour scheme)

**BATHROOM/ENSUITE OR POWDER ROOM continued:**

**Wet Area Accessories:**

- Ensuites and bathroom:** Base Double Towel Rail 800mm (9503331) or Base Single Towel Rail 800mm (9503330) or Base Towel Ring (9503328) (Product specific, refer working drawings for quantity/inclusion)
- Powder Room/s:** Base Towel Ring (9503328)
- Toilets:** Base Toilet Roll Holder (9503325)  
All wet area accessories chrome finish

**LAUNDRY:**

- Trough and Cabinet:** Base # 9504719, 45 litre single bowl stainless steel, with concealed bypass, standard waste, white finish metal cabinet under (Product specific)  
Skinny Mini Compact Trough and Cabinet, with concealed bypass (Product specific)

**Tapware:**

- Trough:** Posh Bristol Mk2 upswept sink mixer with lever handle, chrome finish
- Washing Machine:** Mini stop taps located inside laundry cupboard

**Suds By-pass:** Direct connection to side of trough waste outlet

**HEATING:**

- \*\*\*Panel Heater:** Wall Panel Electric heater (1No.) to Bedroom 2, 3 & 4 (where applicable)  
*\*\*Applicable to ALL Lots with Essential Spec*

**COOLING:**

- \*\*\*Split System:** Multi Head Split system air conditioning wall unit including single external condenser to Living & Master bedroom  
*\*\*Applicable to ALL Lots with Essential Spec*

**ELECTRICAL:**

- Supply:** Single phase
- Power Points:** 2no doubles to habitable rooms, 3no doubles to Bedroom1 and Living. Doubles to bathrooms and ensuites.
- Internal Light points:** Fixed batten holder with cowl shades to all points, including light globes  
LED step lights to staircase  
LED linear light to garage
- External Light Points:** LED downlight to Portico/Entry (refer to working drawings)  
Weatherproof single flood light/s (Product specific refer working drawings)
- Switch Plates:** White (wall mounted where practical).
- Smoke Detector:** Hardwired, Interconnected with battery backup
- Exhaust Fans:** Above all showers, also to water closets without direct ventilation to outside air
- TV Point:** Two points including Antenna (refer working drawings)  
(Where Second living/TV space is applicable – additional 1No TV point will be provided)
- Telephone Point (Data):** Two points with wall plate run to NBN location (refer working drawings)

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	<b>Safety Switch:</b>	RCD safety switch and circuit breakers to meter box
<b>CERAMIC TILING:</b>	<b>General:</b>	Refer Internal Colour scheme for finish
	<b>Wall Tiles and Bath Hob:</b>	Builder's Category TC 1.01 range wall tiles to areas as per standard working drawing. Plain aluminium 'L-Shape' angle trim to bath hob/riser junction
	<b>Kitchen Splashback:</b>	Builder's Category TC 1.01 range wall tiles to areas as per standard working
	<b>Floor Tiles:</b>	Builder's Category TC1.01 range floor tiles to laundry, bathroom, ensuite, powder room and water closets as per standard working drawing. Aluminium metal trim to doorways/openings abutting alternative floor covering.
	<b>Skirting Tiles:</b>	100mm high, from Builder's Category TC1.01 range floor tiles to laundry, bathroom, ensuite, powder room and water closets as per standard working drawing.
	<b>Balcony Tiles:</b>	Glazed Ceramic tiles with textured finish to top surface from builder's Category TC 1.01 (Product specific, refer working drawings for inclusion of balcony)
<b>FLOOR COVERING:</b>	<b>General:</b>	Refer Internal Colour scheme for finish
	<b>Carpet:</b>	Generally to the bedrooms and adjacent passage and stairs.
	<b>Laminate Timber look Flooring:</b>	Generally to the entry, adjacent passage, living, meals and kitchen.
<b>PAVING:</b>	<b>General:</b>	Subject to Developer/Town Planning requirements
	<b>Colour-though concrete paving:</b>	100mm Thick, Colour pre-selected from builder's standard range. (House/Product specific, refer working drawings for extent of paving)
	<b>Colour-though concrete pad:</b>	Under clothesline (House/Product specific, refer working drawings for extent of paving)
<b>LANDSCAPING:</b>	<b>General:</b>	Subject to Developer/Town Planning requirements Soft Landscaping (House/Product specific, refer working drawings for extent)
	<b>Letterbox:</b>	Freestanding lockable Letterbox with render-style textured finish and stainless steel front panel with paperholder 75mm Stainless steel numerals
<b>CLOTHESLINE:</b>		Coopers - City Living Fold Down Mainline single frame Wall Mount, with optional 'Post Kit' as required. (Inclusion and/or clothesline model Site Specific due to space limitations. Refer working drawings for location/inclusion of clothesline)
<b>FENCING:</b>	<b>General:</b>	Subject to Developer/Town Planning requirements Treated pine timber paling fencing. (refer Site Plan/Working Drawings for extent of fencing)
	<b>Side Boundaries:</b>	1900mm high Treated pine timber paling fencing ***1900mm High Capped Timber Picket fence with exposed posts (85% Transparency) - <i>This applies to Lots 54 &amp; 64 and Lots 86 &amp; 96 only</i>
	<b>Rear Boundary:</b>	1900mm high Treated pine timber paling fencing
	<b>Wing Fence:</b>	1900mm high Treated pine timber paling fencing between house and side boundary including single paling gate with latch on metal frame (House/Product specific, refer working drawings for inclusion) ***1900mm High ( <b>Dividing</b> ) Capped Timber Picket fence with exposed posts (85% Transparency) - <i>This applies to Lots 86 - 96 only</i>
	<b>**** FENCING BY DEVELOPER (This applies to Lots 24 &amp; 29 Only)</b> Side Boundaries by developer Rear Boundaries by developer Wing Fence & Gate by Developer	
<b>STORAGE:</b>	<b>Shelving:</b>	<b>Robes:</b> One white melamine shelf and hanging rail

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(Product specific)

**Walk in Robe:** One white melamine shelf and hanging rail  
**Pantry/Linen:** Four white melamine shelves with supporting front rail (refer working drawings for inclusion)  
**Broom:** One white melamine shelf with supporting front rail (refer working drawings for inclusion)

**Doors:** **General:** Refer Internal Colour scheme for finish  
**Robes:** Sliding: 2065mm (nominal) high, aluminium frame and vinyl clad panel. (refer working drawings for extent)  
 Hinged: Flush panel, 2040mm high hinged door(s) (Product specific, refer working drawings)

**Walk in Robe:** No Doors: Open shelving only where no doors are indicated on working drawings. (Refer working drawings for standard inclusion)  
 With Doors: Vinyl sliding doors or hinged doors as for 'Doors, Robes' above refer internal Colour scheme for finish. (refer working drawings for extent)

**Pantry, Linen, Broom:** Flush panel, 2040mm high hinged door(s)

**Handles:** D Pull Joinery handles

**STAIRS** (Double Storey Homes only):

MDF treads and risers, MDF closed stringer with gloss painted finish standard with timber framed and plaster balustrade.  
 KDHW handrail, clear polyurethane finish, 14mm diameter factory finished matt black etch paint metal balusters, timber newel posts, gloss paint finished  
 (Product specific. Refer to working drawings and Internal Colour scheme for finish)

**GARAGE:**

**General:** Colorbond flat metal roof, plaster ceiling, concrete floor  
**Cladding above vehicular door opening:** Brick infills, Rendered Hebel® aerated concrete infills, Lightweight Cladding infills.  
 (Product specific, refer working drawings for type/extent)

**External Walls:** Brick veneer, Single skin brickwork with attached piers, Rendered Hebel® aerated concrete, Lightweight Cladding  
 (Product specific, refer working drawings for type/extent)

**Vehicular Door:** (Product specific) Colorbond sectional overhead manual operation door with electric powered remote control unit to front garage door(s) with hand held transmitters  
 (Refer working drawing for width of door)

**Pedestrian Door:** (Product specific) **Door Frame:** Timber with aluminium sill  
**Door:** 2040mm high weatherproof, opening in  
**Door Furniture:** Canterbury Zenith Entry Knobset entry set  
 # **Regional Geelong, West, North and Gippsland:** Lockwood Symmetry Manor Knobset entry set

**Internal Access Door:** (Product specific) **Door Frame:** Timber  
**Door:** Weatherproof flush panel, opening into house  
**Door Furniture:** Canterbury Zenith Entry Knobset entry set  
 # **Regional Geelong, West, North and Gippsland:** Lockwood Symmetry Manor Knobset entry set

**CONCRETE SLAB:**

Concrete slab shall be constructed in accordance with AS 2870-2011 and in accordance with Engineers design

**House:** **Slab Type:** Waffle Slab  
**Classification of Soil:** Class 'H'

**CONNECTION OF SERVICES:**

**Sewer Drains:** 100mm diameter Sewer grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge. Includes connection of sewer point up to 1500mm deep below natural ground level.

**Storm Water Drains:** 100mm diameter Stormwater grade PVC; up to 6 lineal metres of drains from residence to legal point of discharge.

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- Power Supply:** Single phase underground power connection from supply authority power pit at front of property to house meter box; includes up to 12 lineal metres of service line. Provision and installation of supply pit is the responsibility of the owner.
- Communications:** Underground Conduit from Boundary to house, includes NBN Minimal Provision for future connection (Subject to service authority) Provision and installation of supply pit is the responsibility of the owner
- Water Tapping:** (Dry Water Tapping) Positioning of a 'Dry Water Tapping' in the nature strip, on the same side of the road as the property, is conditional to the point of connection as directed by the water authority. If tapping is positioned in front of a garage as a result of the house / garage siting, all associated fees, costs and works to relocate the water meter is the owner's responsibility.  
**(Product/Design Specific)**
- Cold Water Supply:** Up to 6 lineal metres of 20mm diameter cold water service pipe lead-in from supply authority meter position to house external wall.
- Gas Reticulation:** Up to 20 lineal metres of 32mm diameter gas service pipe from supply authority reticulation to gas meter position.
- TERMITE TREATMENT:** Termite management system for concrete monolithic/raft slab. Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations
- WIND SPEED REQUIREMENT:** The standard home is designed to withstand up to, and including, Wind Classification 'N2' with a maximum wind gust speed of 33m/s, in accordance with AS4055-2012 and AS1684.2-20

No.	Description	Unit	Qty	Colour scheme
<b>Base House Price &amp; Internal Colour Scheme</b>				
1	Base House Price	Lot Number:	55	Pepper
No.	Description	Unit	Qty	Notes
<b>Electrical</b>				
<i>NOTE: All electrical variation are to be marked up on a plan in red/coloured marker showing critical dimensions where applicable</i>				
2	Provide an additional double power point	Each	5	1No. under stairs, 1No. bed 2, 1No. bed 3, 1No. Laundry (1050), 1No. hall
3	Provide an external weatherproof double power point	Each	1	1No. External kitchen
4	Provide LED downlight pack to Ground and First Floor in lieu of batten lights	Loman Luxor		Inc. Promo Upgrade
5	Provide an additional TV outlet (Must be adjacent to a power point)	Each		
6	Provide an additional Data point cabled back to NBN	Each	1	1No. Under stairs
7	Provide LED lighting switches EM770LEDWE ILO standard	House		
8	Run communication conduit from house to detached garage including cable for TV/Data point	House		
9	Supply and install HPM 1200mm ceiling fan - 4 blade with no light	Each	2	Beds 2 & 3
<b>Plumbing</b>				
10	Provide capped water point for refrigerator space. <i>(Note: Point to be located inside cupboard or behind overhead cupboard)</i>	Each		
<b>Security</b>				
11	Provide a complete security system which includes: Master panel, Back-up battery, 12 volt plug pack, external siren, strobe light, internal screamer, digital keypad & panic facility plus PIR detectors. <i>(NOTE: Master panel &amp; power point will be located on the top shelf in the main bedroom wardrobe.)</i>	Item		
<b>Windows &amp; Doors</b>				
12	Provide one aluminium framed hinged flydoor (product specific) up to 2340mm high with fibreglass fly wire, grille and lock. Powder coat colour to match windows (Alumimum mesh if BAL requirements are present).	Each		
13	Provide one aluminium framed sliding flydoor (product specific) up to 2340mm high with fibreglass fly wire and lock with no grille. Powder coat colour to match windows (Alumimum mesh if BAL requirements are present). Note: This item is for sliding door only and does not include stacker doors	Each		
14	Provide one aluminium framed stacker flydoor (product specific) up to 2340mm high with aluminium mesh, grille and lock. Powder coat colour to match windows. Stacker door will be upgraded to min 200 series	Each		
15	Provide aluminium framed fibremesh flyscreens to all openable windows. Powder coat colour to match windows	End Unit Total Mid Unit Total		Inc. Promo Upgrade
16	Provide Locks to all openable windows	End Unit Total Mid Unit Total		Inc. Promo Upgrade
<b>Fit Out</b>				
17	Provide aluminium framed mirrored sliding doors to bedroom 1 up to 2100 high in lieu of vinyl sliding door	Per Door Set		
18	Provide aluminium framed mirrored sliding doors to bedroom 2 up to 2100 high in lieu of vinyl sliding door	Per Door Set		
19	Provide aluminium framed mirrored sliding doors to bedroom 3 up to 2100 high in lieu of vinyl sliding door	Per Door Set		
<i>Note: Mirrored robe doors are not available to bedrooms with WIRs, only BIRs</i>				
<b>Kitchen</b>				
20	Provide 900mm Ina to appliances in lieu of 600mm (subject to design approval)	Package		
21	Supply and install dishwasher in lieu of standard provision	Each		Inc. Promo Upgrade
22	Upgrade to 600mm Smeg appliances including Cooktop, Oven, Rangehood & Dishwasher	Each		Inc. Promo Upgrade
23	Glass splashback to kitchen in lieu of wall tiles. Colour and style to be selected from Builders standard range of glass - Note: Mirrored Splashback additional cost -POA	Loman Luxor		
24	Provide AFA flow double bowl undermount sink to kitchen - <i>this selection is only available if customer upgrades kitchen benchtop to stone</i>	Each		
25	Provide 20mm Composite stone benchtop to Kitchen , to be selected from Builders standard range in lieu of laminate benchtops	Loman Luxor		Inc. Promo Upgrade
<b>Wet Areas</b>				
26	Provide 20mm Composite stone benchtop to Bathroom & Ensuite to be selected from Builders standard range in lieu of laminate benchtops (If Powder room incorporates a vanity, this is to be upgraded also)	Loman Luxor		Inc. Promo Upgrade
<b>Essential Specifications Upgrade to Luxury Selection - Applicable to Houses with Essential Specification Only</b>				
27	Laundry benchtop with inset trough in lieu of metal trough and cab unit	Each		
28	Carpet upgrade to luxury selection	Package		
<b>Promotional Upgrades</b>				
29	Provide Upgrade in Specification from Essential to Value Specification including items 4,15,16,21,22,25 & 26	Loman Luxor	1	
<b>Additional Notes/Comments (Any Options outside of this sheet, MUST have Management Approval attached)</b>				
30	Niche to Shower (each)	Each	2	1 No bath, 1No Ensuite
31	Tiled Shower Base (each)	Each	2	1 No bath, 1No Ensuite
32	Provide Gas Ducted Heating	Each		
33	Remove Taps to front of house - only tap at water to remain	Each	1	