

PRELIMINARIES

- Custom design and full working drawings
- Structural Engineering design and documentation for floor slab and structural beams
- Planning permit, Building permit and associated fees
- Home Owners Warranty Insurance, Contract Works Insurance and Public Liability Insurance
- Select from internal colour schemes prepared by professional interior designer

ENERGY EFFICIENCY

- Energy Rating Assessment & Report
- R2.0 Glasswool insulation batts plus sisalation to external walls (Dwelling only)
- R4.0 Glasswool insulation batts to ceiling (Dwelling only)
- Double glazing if required to achieve mandatory Energy Rating (refer drawings)
- All Energy Rating costs are included in purchase price

OH&S REQUIREMENTS

- Perimeter scaffolding, hanging scaffold and/or roof edge handrail as required for safe construction access
- Temporary fencing to Council/Developer requirements
- Site toilet
- Void protection to stairwell and void areas

SERVICES

- Connections to existing Water, Sewer, Stormwater, Electricity and Gas connection points within each lot
- Recycled water meter with dedicated piping to supply recycled water to WCs (note: Developer is responsible for providing reticulated recycled water to the estate)
- Termite collars on plumbing pipework. Initial application of termite chemical spray to perimeter (Owner is responsible for regular inspections and re-treatment of perimeter)
- Telstra lead in conduit and "Madison Box" included. Cable and account setup excluded - arranged by Owner after handover
- 2 water taps - 1 adjacent to water meter in front yard, 1 on rear wall
- Water meter will be located directly in line with existing water tapping, as per water authority requirements. Relocation, if possible and if required, is at Owner's cost
- Single phase power supply to meter box

SITE COSTS

- Site survey & soil investigation
- Site preparation/excavation including all cut and fill including spreading of soil on site and/or spoil removal
- Engineer designed waffle slab to ground floor area
- All site costs are included in purchase price

STRUCTURAL

- 2550mm nominal Ground Floor ceiling height
- 2400mm nominal First Floor ceiling height
- Timber sizes and framing in accordance with Australian Standards and Structural Engineer's requirements
- Plantation pine wall frames (90mm) & pre-fabricated roof trusses

EXTERNAL FINISHES

- Ground Floor:
 - Brick veneer construction, render to areas shown on drawings
 - Brick infills above windows & sliding doors
 - Lightweight infills above garage doors
- First Floor:
 - Brick veneer and/or 75mm Expanded Poly Styrene (EPS) panels with coloured acrylic textured render finish and/or lightweight FC cladding products with paint finish (refer drawings for extent)
- 450mm eaves to facade, painted FC sheet lining (refer drawings)
- Porch ceiling - FC sheet

ROOFING

- Monier Elebana concrete roof tiles. 25 degree pitched roof
- Colorbond parapet cappings and flashings (where applicable)
- Colorbond fascia and quad eave gutter
- Colorbond 100mm x 50mm rectangular downpipes, Colorbond rainheads as required

EXTERNAL DOORS & WINDOWS

- Entry door - 2340mm high, 820mm wide Corinthian Madison range feature entry door. Door clear glazed.
- Corinthian Enviroseal timber entry frame or equivalent, clear glazed sidelight (where provided)
- Gainsborough Trilock Angular satin chrome entry lever & lock
- Door seals to external hinged doors
- Powdercoated aluminium framed windows. Window sizes and styles generally as shown on drawings.
- Powdercoated aluminium framed, clear glazed sliding and/or stacker sliding doors (2100mm high).
- Satinlite translucent glazing to selected wet area windows (refer drawings)
- Window locks to all openable windows and glass sliding doors

INTERNAL DOORS

- Flush panel Corinthian Premium Readicote doors throughout. 2340mm high to ground floor, 2040mm high to first floor
- Lever handle passage set - Gainsborough Elana 700 satin chrome
- Garage egress door - Gainsborough villa entry set
- Gainsborough flush pull handles to cavity sliding doors
- Hafele door stops

STAIRCASE

- MDF stringers, treads and risers, carpeted
- Painted timber handrail and newel posts with 16mm diameter stainless steel vertical balusters

INTERNAL FINISHES

- 10mm plasterboard to walls and ceiling. Wet area plasterboard as required by Building Regulations
- 75 scotia cornice throughout
- Skirting - 67mm x 18mm bevel edge MDF
- Architraves - 67mm x 18mm bevel edge MDF

Nominated items may be substituted with a similar product at the Builder's discretion. This inclusion list along with associated documentation are the property of Latitude 37 Homes and may not be reproduced in whole or part without written permission



MULTIPLE WINNER AT THE MBAV AWARDS

WINNER '09/10
BEST CUSTOM HOME
\$300,000-\$400,000 CATEGORY

WINNER '09/10
BEST INTEGRATED
HOUSING DEVELOPMENT



MULTIPLE WINNER AT THE HIA AWARDS

WINNER '09/10
BEST CUSTOM HOME
UP TO \$350,000 CATEGORY

WINNER '09/10
BEST TOWNHOUSE/VILLA
DEVELOPMENT OVER 10 DWELLINGS

ROBES/LINEN

- Robe doors - painted hinged Premium Readicote doors, dummy lever handles to match internal doors
- Master walk in robe - single white melamine shelf and hanging rod
- Secondary bedroom robes - single white melamine shelf and hanging rod
- Linen cupboard - four fixed white melamine shelves

PAINTWORK

- Premium 3 coat Dulux Professional Matt acrylic paint system to walls. One colour throughout.
- Dulux flat acrylic paint to ceilings. One colour throughout.
- Dulux Weathershield acrylic paint system to external (eaves, lightweight cladding etc—one colour to eaves, 2nd colour to remainder)
- Main entry door, internal doors & woodwork - Dulux gloss enamel

JOINERY LAYOUT

- Kitchen - custom designed Kitchen, refer to drawings for details
- Pantry - four fixed white melamine shelves
- Ensuite, Bathroom, Powder - custom designed vanities, refer to drawings for details
- Laundry - custom designed joinery, refer to drawings for details

JOINERY FINISHES

- Parbury Panelart to cupboard doors, drawer fronts, visible panels and kickers. 1mm Slimline edging, refer to colour schedules
- Stone benchtops to Kitchen (Quantum Quartz with 40mm edge), refer to colour schedules. Laminate benchtops to remaining areas.
- Hafele handles from L37 range, refer to colour schedules

APPLIANCES

- Omega 900mm stainless steel upright cooker OF901XA, 108L oven, cast iron trivets
- Smeg stainless steel slideout rangehood - SA480T90S, 900mm wide with twin motor and washable filters
- Provision only for dishwasher

HEATING

- Brivis ducted gas heating unit mounted in ceiling space, ducted to outlets in living rooms and bedrooms. Digital manual thermostat.

FLOOR COVERINGS

- Up to 400mm x 400mm ceramic floor tiles to Entry, Kitchen, Lounge, Dining and wet areas (wet areas with 100 high skirting tile). Refer to colour schedules.
- Quality carpets to stairs and to all non tiled internal areas excluding garage and store. Refer to colour schedules.

WALL TILING & KITCHEN SPLASHBACK

- Feature tiled kitchen splashback (rear wall only between benchtop and overhead cupboards)
- Up to 400mm x 400mm ceramic wall tiles to wet areas. Includes supply and laying of feature tiles. Refer to colour schedules.

PLUMBING FIXTURES

- Chromagen continuous flow hot water system, 26L/min, recessed into brickwork wall
- Decina Adatto 1650mm bath
- Imperialware Valero close coupled toilet suites (porcelain cistern, concealed trap, dual flush)
- Tapware (Alder Alto range of mixers, ceramic disc, 5 year warranty):
 - Kitchen: Alder Alto Hob Mixer Rectangular Spout 81295
 - Bathroom: Ensuite, Powder basins - Alder Alto Basin Mixer fixed 81090
 - Bath: Alder Alto Wall Bath Mixer Set 81890
 - Showers: Alder Alto Mixer, All Directional Designer shower head 81691
 - Laundry tap: Everhard Springbrook polished chrome flickmixer
 - WCs & Washing machine taps: polished chrome stop taps
- Basins - Imperialware Arena 420 inset or semi recessed
- Kitchen sink - Abey PR175 1&3/4 bowl stainless steel
- Laundry trough Abey Lodden PR45 45 litre stainless steel
- Tiled shower bases
- Shower screens - semi frameless, clear laminated glass, CrystalTec 2000mm high or equivalent
- Silver backed, polished edge mirrors (up to 1250mm high and to width of vanity)

ELECTRICAL

- Fixed white low voltage 50W halogen downlights to entry and ground floor living areas. Shielded downlights where required to comply with Electrical Regulations to ensure fire safety. Refer to drawings for number and location.
- Batten holder light fittings to other areas. Refer to drawings for number and location.
- Multi way light switches to stairwell
- 1 single globe para flood light to rear wall (external)
- Single fluorescent fitting to garage (2 x 36W with diffuser)
- Double power points throughout—refer to drawings for number and location
- Single power point to microwave, fridge, garage door motor and dishwasher locations (as applicable)
- White Clipsal Classic 2000 switch plates and GPOs throughout
- Safety switch(es) provided in switchboard as required by Building Regulations
- Smoke detectors hard wired in accordance with Australian Standards with battery backup
- Exhaust fans above WC's (where no openable window to outside) and above showers, fitted with draft stopper, exhaust to ceiling space or ducted through floor space
- 1 phone points (RJ45) cabled to external wall of home
- 2 coaxial TV points within home cabled to ceiling space ready for connection (aerial or cable feed by Owner)

GARAGE

- Sectional overhead colorbond door to garage - refer drawings for size and colour schedule for colour and style
- Remote control with 3 handsets
- Plasterboard lined walls
- Plasterboard lined ceiling with 75 scotia cornice

EXTERNAL WORKS

- Crossover and coloured concrete driveway
- Landscaping package comprising topsoil, garden beds with native planting, turf, paving area nominally 4m x 4m and manual irrigation system
- Colourbond fencing to side boundaries with return wing fences to house/garage. 1 front gate and 1 rear gate per lot.



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