

<p>1. FOUNDATIONS</p> <p>1.1 Foundations will be concrete as per Engineer's detail</p> <p>2. WALLS AND FINISHES</p> <p>2.1 External walls: Semi-face and plaster features</p> <p>2.2 Internal walls: stock brick, plastered, sponge finished, painted</p> <p>2.3 The Boundary wall of the total project is completed and comprise of predominantly newly build 2.1m high semi face double brick walls with sections plastered / pre-fab walls. Five strand electrical fence to be secured on boundary wall.</p> <p>2.4 Garden screen walls 1.8m high double sided precast concrete.</p> <p>2.5 Refuse screen walls 1.5m high semi facebrick (No Bins)</p> <p>2.6 Brick force will be used in all brick walls</p> <p>2.7 Window sills – internal – plastered External – semi-facebrick on edge</p> <p>2.8 Paint: Internal – broken white sheen / or Equivalent</p> <p>3. ROOFS</p> <p>3.1 Stepped pitch roof: concrete roof tiles on gangnail trusses</p> <p>3.2 Pitch: 27 °</p> <p>3.3 Barch and Gables</p> <p>4. CALAFORNIAN GARAGE</p> <p>4.1 Front build up with chromadeck garage door with 0.5 FH IBR Galvanised Sheeting steel structure as per plan</p> <p>4.2 Separated with 1.8m Bi-Sided precast concrete walls openings for access where applicable (No Gate).</p> <p>5. FLOOR FINISHES</p> <p>5.1 Tiles</p> <p>5.2 Tile skirting to tiles areas</p> <p>5.3 No Tiles in BIC Floor (painted)</p> <p>6. WALL TILING</p> <p>6.1 Kitchen: 2 Tiles above counter top, no tiles behind d/w & fridge areas</p> <p>6.2 Bathrooms: ± 1.5 m high (fully tiled) Shower: ± 1.8m</p> <p>7. CEILING</p> <p>7.1 Rhinoboard painted with 70mm plain cornices</p> <p>8. WINDOWS</p> <p>8.1 All frames: Steel, burglar bars on openers only</p> <p>8.2 Glazing will be obscure glass in bathroom and clear glass to other windows</p> <p>9. DOORS AND FRAMES</p> <p>9.1 Entrance door will be steel frame & wooden vertical slatted or panel door and natural aluminium sliding door from lounge area – security gate included</p> <p>9.2 Internal doors hollow core, steel frames painted with white enamel</p> <p>9.3 2 Lever locks with chrome handles to internal doors, 3 lever locks with brass coated handles to external doors</p> <p>9.4 Security gate included to all outside doors / sliding door where applicable</p> <p>10. CURTAIN TRACKS</p> <p>10.1 Above windows / Sliding door</p> <p>10.2 Bathroom & Kitchen Single / Rest Double</p> <p>11. BUILT-IN-CUPBOARDS</p> <p>11.1 As per BIC (see typical unit plans)</p> <p>11.2 Doors: Royal Cherry (Ashwood) with Bar Handle</p> <p>11.3 Inside: Chipboard Finish</p> <p>12. KITCHEN FITTINGS</p> <p>12.1 See kitchen layout drawing. (may differ from architect's drawing)</p> <p>12.2 Double bowl sink Unit D and E, other type single</p> <p>12.3 Cherry Royale textured cupboards with Formica tops</p>	<p>13. STOVE</p> <p>13.1 Under Counter from Defy or equivalent, black (No Extractor Fan) – all other appliances excluded</p> <p>14. PLUMBING, SANITARY AND TAPS</p> <p>14.1 One 150lt standard geyser</p> <p>14.2 One external hose bib tap</p> <p>14.3 One cold water inlet and outlet – w/m in kitchen</p> <p>14.4 W/C's with matching cistern</p> <p>14.5 HWB in bathroom on pedestal, Cobra taps</p> <p>14.6 Bath to be 1,700 fibreglass, u/tile Cobra taps & spout</p> <p>14.7 Kitchen double sink, Cobra swivel mixer Unit D and E. Other types kitchen single sink Cobra taps and Cobra spout</p> <p>14.8 Shower: u/tile Cobra taps & spout (No Shower Door only Rail supply)</p> <p>14.9 All taps: Cobra Stella range or similar</p> <p>14.10 Bathroom fittings supplied or installed (Mirror, toilet roll holder, soap dish & towel rails)</p> <p>14.11 No roof gutters and down pipes – 800mm paving around unit</p> <p>14.12 Isolation (think pink or similar) as per new Building Regulations</p> <p>14.13 Bath Shower Fitting in Bath (Units A,B and C)</p> <p>15. ELECTRICAL INSTALLATION</p> <p>15.1 One geyser and one stove connection as per Building Regulations</p> <p>15.2 Single phase supply</p> <p>15.3 Light points as standard layout one per room (Energy saver) as per new Building Regulations</p> <p>15.4 Kitchen – One</p> <p>15.5 Living room / Bed room – one per room</p> <p>15.6 Outside lights: wall mounted bulkhead or similar to front of unit (energy Saver) Building Regulations</p> <p>15.7 One TV point connection in lounge area (no Aerial or cabling – conduit only)</p> <p>15.8 Californian Garages / Carports to share service lights</p> <p>15.9 Plug Points</p> <p>15.9.1 See typical Unit Plans</p> <p>15.9.2 No point in Carport</p> <p>15.10 Street lights: Parking, carport areas and walkways – min spec</p> <p>15.11 Pre-Paid Electricity / Units – Keypad Excluded</p> <p>16. EXTERNAL WORK</p> <p>16.1 Roads: Standard interlocking natural grey paving bricks or clay bricks.</p> <p>16.2 Main Entrance: automated controlled sliding gate – No remotes supplied</p> <p>16.3 Gardens to be laid out with lawn</p> <p>16.4 No garden / courtyard gates included – opening only</p> <p>16.5 1 x washing line per Unit</p> <p>16.6 No Mailbox</p> <p>17. GENERAL WORKS</p> <p>No external contractor shall be allowed on site to do any work without the written consent from the developer/seller, nor shall the purchaser be allowed to arrange any additions or changes to the property without the <u>knowledge of the project manager</u>. Any alterations, additions or changes to the property must be in writing and be accepted by the SELLER and PURCHASER prior to commencement of any works.</p> <p>DISCLAIMER All marketing material consist of artist impressions and the specification and all materials are based on the approved building plans.</p> <p>NO PERSONS will be allowed on the construction site during WORK hours without prior arrangement with the agent or project manager.</p> <p>SITE VISITING HOURS FOR PROGRESS INSPECTION BY ARRANGEMENT 8am – 5pm ONLY!!!</p>
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Should any Item or material to be used not be available for delivery for a period of time, which in the opinion of the developer will become unobtainable the purchaser agree that the developer shall replace with other readily available items or materials of a similar standard which shall be used as substitution.