

# Bel-Air Finishes Schedule

## The 2018 Collection - Luxury Freestanding Residences



### External

<b>Walls</b>	A combination of <i>PGH</i> face brick with off white mortar, concrete render, architectural cladding and decorative stone (design specific)
<b>Roof</b>	<i>Monier</i> roof tiles - Horizon profile and/or <i>Colorbond</i> roofing - design specific
<b>Windows</b>	Double glazed <i>Viridian</i> ThermoTech energy efficient glass insulated with argon gas framed with <i>Trend</i> windows throughout home. Key locks to opening windows.
<b>Fascia/Gutter</b>	<i>Colorbond</i>

### Internal

<b>Frame</b>	90mm engineered timber frame
<b>Staircase</b>	Carpeted treads and risers with toughened safety glass balustrade panels with stained timber handrails
<b>Ceiling Height</b>	Ground floor ceiling heights are dependent on the slope of the site and may vary within identical house types. Ceilings are a minimum of 2400mm but may extend to 3400mm
<b>Cornice</b>	Premium 3 step cornice to ground and first floor, cove cornice to garage
<b>Skirting</b>	Premium 140mm 3 step profile
<b>Architrave</b>	Doors framed with premium 90mm 3 step architrave and finished with traditional timber block design detail
<b>Wardrobe</b>	To master bed: Hanging rails with adjustable shelving and drawer set (frosted glass doors to type 4 design only) To bedrooms 2-4: hanging rails with adjustable shelving, frosted glass sliding doors
<b>Linen</b>	Fixed shelving

### Doors

<b>Entry</b>	<i>Hume</i> solid core entry door External keypad and keyless entry
<b>Internal</b>	<i>Hume</i> solid core internal doors with <i>Gainsborough</i> matt black lever handles All bathrooms fitted with privacy locks
<b>External Laundry</b>	<i>Hume</i> external solid core door with window panel where applicable
<b>External Sliding</b>	<i>Trend</i> aluminium double glazed with keyed lock - design specific
<b>Garage</b>	Sectional panel lift door with motor and 2 remote openers

### Kitchen

<b>Cabinetry</b>	Custom made cabinetry with polyurethane doors and drawers. Featuring a satin finish with pencil edged finger pulls and soft close accessories. Finished with a LED strip lights under overhead cabinet and brushed aluminum kick boards.
<b>Benchtop</b>	Engineered stone with 40mm square edge
<b>Splashback</b>	Engineered stone
<b>Sink</b>	<i>Paco Jaanson</i> stainless steel double bowl sink
<b>Tapware</b>	<i>Methven</i> tap mixer with pull down gooseneck
<b>Pantry</b>	Fitted with adjustable shelving
<b>Fridge Space</b>	Fitted with cold water connection
<b>Bin</b>	Slide out bin concealed in cabinet
<b>Appliances</b>	<i>Miele</i> 900mm 5 burner gas cooktop with wok burners - stainless steel <i>Miele</i> 600mm electric wall oven <i>Miele</i> 600mm microwave <i>Miele</i> freestanding dishwasher - finished in cleansteel 900mm undermount concealed ducted range hood

## Main Bath/W.C.

<b>Tapware</b>	<i>Villeroy &amp; Boch</i> basin tap mixer
<b>Accessories</b>	<i>Argent</i> contemporary chrome towel rail and accessories
<b>Bath</b>	<i>Parisi</i> freestanding bath
<b>Shower</b>	Hobless shower with frameless shower panel <i>Villeroy &amp; Boch</i> single shower head and rail system
<b>Cabinetry</b>	Polyurethane vanity with finger pull doors featuring LED strip lights under vanity Shaving cabinet with shelves and mirrors
<b>Basin</b>	<i>Villeroy &amp; Boch</i> Architectura 1300mm single basin
<b>W.C. Room</b>	W.C.: <i>Villeroy &amp; Boch</i> wall mounted, dual flush, soft close toilet suite Basin: <i>Villeroy &amp; Boch</i> 600mm single basin Cabinetry: Polyurethane vanity with finger pulls Mirror: polished edged

## Ensuite

<b>Tapware</b>	<i>Villeroy &amp; Boch</i> basin tap mixer
<b>W.C.</b>	<i>Villeroy &amp; Boch</i> wall mounted, dual flush, softclose toilet suite
<b>Accessories</b>	<i>Argent</i> contemporary chrome towel rail and accessories
<b>Shower</b>	Hobless shower with frameless shower panel <i>Villeroy &amp; Boch</i> dual head shower
<b>Cabinetry</b>	Polyurethane vanity with finger pull doors featuring LED strip lighting under vanity Mirrored shaving cabinet with shelves
<b>Basin</b>	<i>Villeroy &amp; Boch</i> Architectura 1300mm single basin

## Guest Bathroom Downstairs (where applicable)

<b>Tapware</b>	<i>Villeroy &amp; Boch</i> basin tap mixer
<b>W.C.</b>	<i>Villeroy &amp; Boch</i> wall mounted, dual flush, soft close toilet suite
<b>Accessories</b>	<i>Argent</i> contemporary chrome towel rail and accessories
<b>Shower</b>	<i>Villeroy &amp; Boch</i> single shower head and rail system
<b>Cabinetry</b>	Polyurethane vanity with finger pull doors
<b>Basin</b>	<i>Villeroy &amp; Boch</i> 600mm single basin

## Guest Powder Room Downstairs (where applicable)

<b>Tapware</b>	<i>Villeroy &amp; Boch</i> basin tap mixer
<b>W.C.</b>	<i>Villeroy &amp; Boch</i> wall mounted, dual flush, soft close toilet suite
<b>Accessories</b>	<i>Argent</i> contemporary chrome towel ring and accessories
<b>Cabinetry</b>	Polyurethane vanity with finger pull doors
<b>Basin</b>	<i>Villeroy &amp; Boch</i> 600mm single basin
<b>Mirror</b>	Polished edge

## Laundry

<b>Tapware</b>	<i>Abey</i> slide lever tap Plumbing fitting for washing machine
<b>Cabinetry</b>	Polyurethane laundry cabinet and 45L tub
<b>Clothes Line</b>	External fold down clothesline installed post settlement

## Tiles

<b>Kitchen</b>	Porcelain floor tile 600mm x 600mm
<b>Downstairs</b>	Porcelain floor tile 600mm x 600mm
<b>Living</b>	
<b>Bathroom Floors</b>	Porcelain tiles 600mm x 600mm
<b>Bathroom</b>	Porcelain tiles 600mm x 600mm in main bathroom and ensuite
<b>Feature Walls</b>	
<b>Bathroom</b>	Main bathroom: full height 600mm x 300mm
<b>Walls</b>	Main bathroom W.C. Room.: full height tile to vanity wall and skirting tile to others 600mm x 300mm Ensuite: full height 600mm x 300mm Guest bathroom (if applicable): full height 600mm x 300mm Guest powder W.C. room (if applicable): full height tile to vanity wall and skirting tile to others 600mm x 300mm
<b>Floor Waste</b>	Floor waste with matching tile inset
<b>Laundry</b>	Porcelain tile to floor 600mm x 600mm with skirting and splashback tile 600mm x 300mm
<b>Alfresco</b>	Porcelain tile 600mm x 600mm
<b>Front Entry</b>	Porcelain tile 600mm x 600mm

## Carpet

<b>Carpet</b>	<i>Tuffmaster</i> with a 10 year warranty to bedrooms, upper living and study
<b>Underlay</b>	<i>Airstep Aust.</i> Stepmax gold foam

## Paint

<b>Internal</b>	Walls: <i>Dulux</i> Wash & Wear Architrave, skirting and doors: <i>Dulux</i> full gloss enamel
<b>External</b>	<i>Dulux</i> Weathershield and <i>Dulux</i> semi gloss enamel
<b>Garage Floor</b>	Epoxy floor coating

## Heating and Cooling

<b>Air</b>	Reverse cycled ducted air conditioning with linear slot diffuser grills
<b>Water</b>	Gas continuous flow water heater
<b>Fan</b>	Contemporary ceiling fan to ground floor living area

## Electrical/Security

<b>Lighting</b>	<i>Clipsal</i> C-Bus lighting system with pre-selected low energy light fittings with 2 x <i>eDLT</i> (LCD control panel). Garage: 2 x fluorescent lights
<b>Alarm</b>	NESS D8-X security alarm system with: 3 x internal PIR sensors Colour touch internal keypad External keypad 2 x RF keyring remotes Internal and external siren
<b>iPad</b>	<i>Apple</i> iPad with Home Touch Pro automation app providing centralised control of alarm, C-Bus, cameras and <i>Sonos</i> music system
<b>Video intercom with cameras</b>	CCTV Intercom system consisting of colour indoor monitor station with front door release and 3 day-night IP cameras with DVR recorder
<b>Music Speakers</b>	2 x speakers to family/dining connected to <i>Sonos</i> Sonamp

## Electrical/Security (continued)

<b>Powerpoints</b>	Double powerpoints throughout with single to dishwasher, microwave and fridge space Weatherproof external double powerpoint to alfresco
<b>Safety Switch</b>	RCD safety switch and circuit breakers to meter box
<b>Television Points</b>	To downstairs living, master suite and upstairs living
<b>Telephone Points</b>	Pre-wired telephone points to kitchen, study, master suite and alarm panel
<b>Data Points</b>	Double data points to living, master suite and upper living Single data point to the study
<b>Wifi</b>	Long range WiFi access point on first floor
<b>Foxtel</b>	In living room
<b>Smoke Detectors</b>	Hardwired with battery backup

## Energy Efficiency

<b>Solar Panels</b>	LG Neon 5Kw solar energy system
<b>Inverter</b>	Solax hybrid Inverter
<b>Battery</b>	LG Chem 6.5kW lithium ion
<b>Wall Barrier</b>	Wall wrap barrier for insulation
<b>Insulation</b>	R2.5 Insulation wall batts (excluding garage) R5 Insulation ceiling batts (excluding garage)
<b>Air leakage Prevention</b>	Expansion foam around windows and doors Weatherseal to entry door
<b>Whirly Bird</b>	Edmonds Windmaster roof ventilator
<b>Eave Vents</b>	Bradford poly eave vents
<b>Water Tank</b>	3000L capacity rainwater tank
<b>Sarking</b>	Sarking to roof

## Landscaping

<b>Lawn</b>	Sir Walter Buffalo turf
<b>Garden</b>	Plants to front façade pre-selected to comply with Council requirements
<b>Driveway</b>	Tiled driveway on reinforced concrete
<b>Paths</b>	Finished concrete footpaths and/or pebble stone (design specific)
<b>Letter Box</b>	Letterbox
<b>Fencing</b>	Metal fencing to rear and side boundaries 1 x side gate
<b>External Taps</b>	3 x external water taps including one recycled water tap
<b>Gas Point</b>	Gas bayonet point

## Safeguards

<b>Insurance</b>	Home Owners' Warranty Insurance
<b>Guarantee</b>	6 years structural
<b>Warranty</b>	90 day maintenance
<b>Termite Risk Management</b>	Termiticide treated zone and physical barrier installation per Australian Standards
<b>Waterproofing</b>	Fibreglass waterproofing to wet areas per Australian Standards