

Bel-Air Finishes Schedule

The 2018 Collection - Luxury Freestanding Residences



External

Walls	A combination of <i>PGH</i> face brick with off white mortar, concrete render, architectural cladding and decorative stone (design specific)
Roof	<i>Monier</i> roof tiles - Horizon profile and/or <i>Colorbond</i> roofing - design specific
Windows	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.
Fascia/Gutter	<i>Colorbond</i>

Internal

Frame	90mm engineered timber frame
Staircase	Carpeted treads and risers with toughened safety glass balustrade panels with stained timber handrails
Ceiling Height	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
Cornice	Premium 3 step cornice to ground and first floor, cove cornice to garage
Skirting	Premium 140mm 3 step profile
Architrave	Doors framed with premium 90mm 3 step architrave and finished with traditional timber block design detail
Wardrobe	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
Linen	Fixed shelving

Doors

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

Kitchen

Cabinetry	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.
Benchtop	Engineered stone with 40mm square edge
Splashback	Engineered stone
Sink	<i>Paco Jaanson</i> stainless steel double bowl sink
Tapware	<i>Methven</i> tap mixer with pull down gooseneck
Pantry	Fitted with adjustable shelving
Fridge Space	Fitted with cold water connection
Bin	Slide out bin concealed in cabinet
Appliances	<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.

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

Ensuite

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

Guest Bathroom Downstairs (where applicable)

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

Guest Powder Room Downstairs (where applicable)

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

Laundry

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

Tiles

Kitchen	Porcelain floor tile 600mm x 600mm
Downstairs	Porcelain floor tile 600mm x 600mm
Living	
Bathroom Floors	Porcelain tiles 600mm x 600mm
Bathroom	Porcelain tiles 600mm x 600mm in main bathroom and ensuite
Feature Walls	
Bathroom	Main bathroom: full height 600mm x 300mm
Walls	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
Floor Waste	Floor waste with matching tile inset
Laundry	Porcelain tile to floor 600mm x 600mm with skirting and splashback tile 600mm x 300mm
Alfresco	Porcelain tile 600mm x 600mm
Front Entry	Porcelain tile 600mm x 600mm

Carpet

Carpet	<i>Tuffmaster</i> with a 15 year warranty to bedrooms, upper living and study
Underlay	<i>Airstep Aust.</i> Stepmax gold foam

Paint

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

Heating and Cooling

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

Electrical/Security

Lighting	<i>Clipsal C-Bus</i> lighting system with pre-selected low energy light fittings with 2 x <i>eDLT</i> (LCD control panel). Garage: 2 x fluorescent lights
Alarm	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
iPad	<i>Apple</i> iPad with home automation app and <i>Sonos</i> app providing centralised control of alarm, <i>C-Bus</i> , cameras and <i>Sonos</i> music system
Video intercom with cameras	CCTV Intercom system consisting of colour indoor monitor station with front door release and 3 day-night IP cameras with DVR recorder
Music Speakers	2 x speakers to family/dining connected to <i>Sonos</i> Sonamp

Electrical/Security (continued)

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

Energy Efficiency

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

Landscaping

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

Safeguards

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