

ULTIMA

TOWNHOMES

Effective date: 01 June 2024

SPECIFICATIONS

KITCHEN APPLIANCES

Oven

Matt Blake Franke - 900mm Wide - Multi-Function 105 Litre Capacity – Black Glass

Cooktop

Franke - 900mm Wide - 5 Zone Ceramic Cooktop – Black Glass

Rangehood

Franke - 900mm Wide - T-Shape Canopy Rangehood – Stainless Steel and Black Glass

Dishwasher

Franke - 60cm Freestanding Dishwasher with 14 Place Settings – Stainless Steel

Sink

Casa Lusso - Burazzo Undermount Double Bowl Sink 750mm – Gun Metal

Tap

Casa Lusso - Spin Gooseneck Sink Mixer – Brushed Nickel

CABINETRY

Cupboards

Fully lined melamine modular cabinets including overhead cupboards and cupboards above refrigerator space as per working drawings.

Doors/Drawers

Standard laminate from builder's predetermined colour boards.

Microwave Provision

Standard laminate including single power point.

Kitchen Bench Top

YDL Stone - 20mm Natural Stone Bench Top. Finish: Polished. Profile 3/4 Pencil Edge

Vanity Bench Tops

YDL Stone - 20mm Natural Stone Bench Top. Finish: Polished. Profile 3/4 Pencil Edge

Handles

Nikpol - Taliesin Handles 226 x 28 x 8mm

BATHROOM & ENSUITE

Basins

Casa Lusso - Byron Bench Mount Basin - 460 x 300 x 140mm

Mirrors

1150mm high polished edge mirror to full width of vanity.

Shower Bases

Tiled shower bases with waterproof system throughout.

Shower Screens

Semi framed shower screens with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

Basin Taps

Casa Lusso - Ollie Tall Basin Mixer – Brushed Nickel

Shower Outlet

Casa Lusso - Omega Integrated Shower System, Mist Hand Shower and Monsoon Round Shower Head 300mm – Brushed Nickel

Toilet Suite

Casa Lusso - Alora Tornado Wall Faced Toilet Suite – Soft Close – White

Accessories

Casa Lusso - 800mm single towel rails, Hand Towel and toilet roll holders in Brushed Nickel

Exhaust Fans

250mm exhaust fans including self sealing air flow draft stoppers to bathroom.

TILING

Wall Tiles

Gloss porcelain tiles to kitchen, bathroom, ensuite and laundry where shown on plans. 600 x 300 x 9mm Monoporo, Rectified Edge. Finish: Gloss

Floor Tiles – Kitchen, Living, Dining and Outdoor Floors

600 x 600 x 9.5mm, GL-Porc, Rectified Edge, Microtec Textured. Slip Rating: P4 to P5

Floor Tiles – Powder Room, Laundry, Bathroom, Ensuite Floors

300 x 600 x 9.5mm, GL-Porc, Rectified Edge, Microtec Textured. Slip Rating: P4 to P5

FLOOR COVERINGS

Carpet

Andersons - Saratoga Carpet. Material: Solution Dyed Nylon. Finish: Cut Pile. Underlay 10mm Foam.

FLOOR COVERINGS

Timberwork

Semi-Gloss enamel to internal doors, jambs & mouldings.

Ceilings

Flat acrylic to ceilings.

Internal Walls

Washable low sheen acrylic to internal walls.

Entry Door

Semi-Gloss enamel to front entry door.

STAIRCASE

Pine closed stringers, with MDF treads and risers with carpet cover. Pine No.8 wall rail. No balustrade.

EXTERNAL FEATURES

Light Weight Cladding

Mixture of James Hardie Axon cladding and Fine texture cladding to first floor of double storey homes. Finish and colour to be selected from builder's pre-determined colour boards (design specific – refer to working drawings for extent of cover). Feature timber cladding to upper elevations

Front Elevations

As per Working Drawings. Acrylic render to selected areas as per plan (Product Specific).

Windows

Single glazed awning windows

Entry Frame

Aluminium, powder coat finish (Product Specific). Clear glazed sidelight(s) to double storey homes (design specific).

Front Entry Door

Feature front door as per facade with clear glass.

Door Furniture

Front Door: Entrance lockset in polished stainless steel with deadbolt. (Product Specific).

Ext. Hinged Door

Entrance lockset in polished stainless steel to external door.

Door Seal

Door seal and weather seal to all external hinged doors.

Insulation

Ceiling

Ceiling insulation as required to meet 7 star energy rating (excludes garage ceiling).

External

Glasswool wall batts including sisalation to external lightweight sheet cladding (excluding garage) and wall between garage and house as required to meet 7 star energy rating.

GARAGE

General

Garage with metal roof including Colorbond® sectional overhead door with remote control, painted cement sheet infill over garage door, plaster ceiling and concrete floor.

Pedestrian Door

Weatherproof flush panel door, low sheen acrylic paint finish. (Product Specific).

Door Frame

Aluminium powder coat finish.

Door Furniture

Entrance lockset.



INTERNAL FEATURES

Doors

2040mm high flush panel hinged or sliding doors.

Door Furniture

Gainsborough internal door hardware

Mouldings

66mm x 11mm Pine FJ Primed Bevelled - Semi Gloss

Door Stops

Plastic white door stops to hinged doors (where applicable).

Door Seals

Door seal to nominated internal doors.

Note: This will be in accordance with energy rating assessor's report.

Hot Water System

Hot water system is a full electric Stiebel Eltron DHE 27au 40amp unit.

LAUNDRY

Trough

Casa Lusso - Burazzo Undermount Double Bowl Sink 450mm Deep - 450 x 250 x 450mm – Gun Metal

Tap

Casa Lusso - Spin Gooseneck Sink Mixer – Brushed Nickel

Washing Machine

Chrome washing machine stops/grubs.

PLASTER

Plasterwork

10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry trough, 90mm cove cornice throughout.

PLUMBING

Taps

2 No. external taps.
(1 to front water meter and 1 next to laundry exit)

ROOFING

Pitch

Roof pitch to be 22.5 degrees.

Material

Dark colour on metal roof from builder's predetermined colour boards to meet 7 star energy rating.

Fascia & Guttering

Colorbond® fascia, guttering and downpipes.

HEATING & COOLING

Heating & Cooling

Fujitsu 10kw inverter ducted system

Cooling - Fans

Fans to all bedrooms areas. Total number of points and unit size product specific.

FRAMING

Framing

Engineered pine wall frame and roof trusses

STORAGE

Shelving

Walk In Robe: One white melamine shelf with hanging rail.

Robe

One white melamine shelf with hanging rail.

Pantry/Linen

Four white melamine shelves.

Doors

Robes: 2040mm high readicote flush panel hinged or sliding doors as per plan.

Pantry/Linen

2040mm high readicote flush panel, hinged door(s).

Handles

Handles in polished chrome finish.



CEILING

Height

2440mm (nominal) height throughout.

ELECTRICAL

Internal Light Points

100mm diameter 240V downlights fittings (colour – white) throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

External Lights

100mm diameter fixed 240V white recessed downlight to front entry and alfresco where applicable. Weather proof Para flood light to rear as per drawings.

Power Points

Double power points throughout excluding dishwasher, microwave and refrigerator provision (refer working electrical plan).

TV Points

Two points including 5 metres of coaxial cable to roof space (one to main bedroom and one to living area).

Telephone Point

Two pre-wired telephone points to kitchen & Master Bedroom with wall plate as per working drawings including connection availability to the National Broadband Network (NBN) - basic pack only.

Switch Plates

White wall mounted switches.

Smoke Detector(s)

Hardwired with battery backup.

Safety Switches

RCD safety switch and circuit breakers to meter box.

SITE CONDITIONS / FOUNDATIONS

Foundation Class

Up to Class H2 concrete slab with fall of land up to 500mm across the length and/or width of the allotment. Excludes concrete bored piers due to existing uncontrolled fill being placed on the allotment. If fill is shown on allotment, a lot specific level 1 compaction report is required or additional charges may apply.

Termite Treatment

Installation of physical perimeter system and all penetrations

STRUCTURAL

Warranty

QBCC is 6.5yrs structural warranty and 3 month maintenance warranty

Service Connections

NBN basic, cable, telephone points / 1 of data point, NBN conduit and connection point.

7 STAR ENERGY

Minimum 7 star energy rating for house plans and all facades on any orientation.

The builder reserves the right to substitute the make, model, or type of any of the above products to maintain the quality and product development of its homes. Changes may be made subject to Res Code requirements. A electricity transfer fee applies.

