

THE

EST. KALEEN

TOWNHOMES

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General	
Maintenance	90 Day Maintenance Period.
EER Certificate	Energy efficiency of Min 6 stars.
Services	All wall and ceiling insulation to comply with the EER requirements.
	Service connections to water, sewer, electricity
Hot Water	Electric instantaneous.
Water Metering	Individual water meter to each unit; 1 common site meter.
Heating and Cooling	1 x reverse cycle ducted heating and cooling system to each unit. 2x external water taps per unit.
Externals	
Brick work	PGH Espresso.
Cladding type 1	Weathertex weather grove 300mm.
Cladding type 2	Urbanline Euro Selektta Clad in cedar.
Cladding type 3	render and paint finish.
Double glazed aluminium windows and sliding doors with fly screens.	
Roofing	Colourbond roofing, Facias and gutters and downpipes. Colour- Basalt.
Retaining/ Courtyard walls	Sandstone natural stone walls.
Alfrescos-landscaped, planted and pavers to hardstand area.	
Landscaping	grass and gardens as per the landscape plans.
Front doors	Corinthian AW05VG in Blond oak.
Front door lock	Gainsborough Omni allure matt black.
Garage Doors	Steel line Deco wood sectional door. - Colour- Tasmanian Oak. 2x remotes for each door.
Concreting and paving as per the approved landscape plan.	
Internals	
Light and dark colour scheme available if purchased of plan	
Internal walls	Square set plasterboard throughout, moisture resistant to the wet areas, low sheen paint finishes to match the colour boards.
Ceilings	High ceilings with plasterboard finish with ceiling paint.
Floor finishes type 1	Hybrid weatherproof laminate timber flooring.
Floor finish type 2	Tiled wet areas.
Floor finish type 3	Carpet- cut pile twist carpet.
Doors	Flush panel doors, semi-gloss paint finish.
Door handles	Matt black lever sets, privacy sets fitted to wet areas.
Skirtings and architraves	67x18mm semi-gloss paint finish.
Bedroom cupboards	Built in joinery with a melamine finish and sliding doors.
Walk in Robes	Built in Joinery with a melamine finish where applicable.
Linen cupboards	Built in joinery with a melamine finish and swinging/sliding doors.

Kitchen Finishes

Finish 1	Vinyl rapped Calcutta 25 board- colours as per the selection boards.
Finish 2	Melamine with 1mm edging- colours as per the selection boards.
Finish 3	Woodmatt finish with 1mm edging- colours as per the selection boards.
20mm Caesarstone benchtops	Colour as per the selection board.
Splashback to be tiled, tile to match the selection board.	

Kitchen Fixtures

Abbey undermount sink.

Parisi pull-out mixer, Colour- Gunmetal grey.

Oven	Fisher and Paykel 60cm.
Cooktop	Fisher and Paykel 60ck induction.
Rangehood	Fisher and Paykel 60cm undermount.
Dishwasher	Omega 60cm freestanding stainless steel dishwasher.
Feature lighting	Beacon MFL Masson Mila round and Matt black.
Microwave	Provision space only.

Bathroom Fixtures and Finishes

Floor tiles 6x6 as per the colour boards.

Full height tiles to bathrooms and ensuites walls as per the colour boards

WC Tiled Floors skirtings and 1x feature wall with feature tile as per the colour boards.

Custom vanities

Basins Clark 40cm inset basins.

Parisi Fixtures throughout, Colour- Gun metal Grey.

Parisi towel and toilet roll holders- Colour- gun metal grey.

Clark toilet systems

Decina drop in baths.

Semi frameless shower screens.

Recessed tiled shower shelves to each shower.

Shaving cabinets with mirror doors to compliment vanities.

Laundry fixtures and Finishes

Tiled floors	Tiles as per the selection boards.
Tiled splashback Oven	Tiles as per the selection boards.
Joinery Finish 1	Melamine with 1mm edge- colours as per the selection board.
Joinery Finish 2	Melamine with 1mm edge- colours as per the selection board.
Benchtops	20m Caesarstone - colour as per the selection boards.
Sink	Abbey drop in stainless steel single bowl sink.
Tapware	Parisi pull out mixer- Colour gun metal grey.
Hot and cold tap for washing machine connection.	

Electrical

Bedrooms	Two LED down lights per bedroom. Two double power point to each bedroom. Three double power point, one Data, and one TV to each master bedroom one light point to WIR (if applicable)
Bathroom and ensuite	Two light heater with exhaust fan and one double power point.
Laundry	One light (Fan if required) and one double power point.
Kitchen	Two LED down lights, two double power point and all appliances as required.
Living/meals area	Four down lights two double power points and one TV point and one Data point.
WC/Powder Room	One light point (fan if required).
Hallways	LED lights as required.
Smoke detectors as per AS hardwired with battery back up.	
Entry doors	External light points to all entry doors.
Courtyard	1x external light and 1x external power point.
Garage	2x fluorescent lights and 2 x double power points.
RCD safety switches and circuit breakers.	
Pre-wired the house for NBN Fit off and connections.	
Video Intercom	Video intercom system with doorbell and display.

BUYER TO BE AWARE

There are two colour schemes that will be made available to the buyer. Buyers are to make their colour scheme selection within 30 days of the date of exchange of the Contract for Sale. Buyers are advised that the finishes proposed for use in the townhouses include natural materials such as concrete, granite, marble, limestone, reconstituted stone products, and timber. These materials may display characteristics which vary from the samples shown on the display colour boards, which are naturally occurring. These variations should be expected and appreciated. Light fittings, GPO's, free-to-air TV outlets, telecommunication outlets and bathroom accessories are subject to detailed architectural design. Minor variations in location and quantities of these items may occur following detailed architectural design and unforeseen building constraints.

DISCLAIMER

The seller reserves the right to amend any fixtures and fittings on this inclusion list without notice and reserves the right to substitute any specified inclusions with that of equal or higher quality in the event of unavailability. All items on this inclusion list are to be read in conjunction with the building approved plans only. Due to construction factors such as plumbing and ducted service requirements, the seller reserves the right to make minor changes and adjustments to the plans to ensure satisfactory completion of the project with all the specified inclusions. THE PLANS OR INCLUSIONS LIST CANNOT BE VARIED OR CHANGED WITHOUT PRIOR WRITTEN APPROVAL AND AGREEMENT BY AND WITH THE BUILDER. Any changes to the inclusions list or any other colour or material selections for any off the plan contracts must be made within 30 days of the contracts exchanging otherwise the standard inclusions listed in this document will apply. To expedite the construction process, it should be generally assumed that any requests for variation to the plans or the inclusions list will be declined. Please note: Window treatments can be quoted and installed prior to settling on the property. This is at the purchasers' own expense.