





INTERIOR FINISHES, FITTINGS & EQUIPMENT

- Schedule -

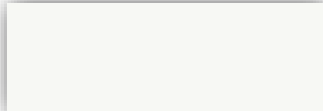



FAIRWAY

GINNINDERRA ESTATE

DEVELOPMENT COLOUR SCHEME - LIGHT

Doc. Code	Area	Manufacturer / Supplier	Description	Colour	Product Code	Image
FT	MAIN FLOOR TILE	Rivoland Tiles	River Stone. Dim: 300 x 600mm	River Stone	MAR397	
TMF	TIMBER FLOOR	Volare Concepts or Equivalent	Provincial Van Gogh Dims: Plank length of 2260mm Plank Width of 236mm Plan Thickness of 12mm	Provincial Van Gogh or Equivalent	N/A	
CPT	CARPET	Lemons Carpets	Product Name: Supreme Touch Width: 3.66m	182 Mushroom Stipple	N/A	
SPB1	SPLASHBACK TILE	Rivoland Tiles	Hex Rivo. Dims: 95 x 110 mm	Cement	CDPGV576	

BT	BENCHTOP	Caesarstone	Ice Snow. 20mm Quartz stone slab.	Ice Snow	9141	
J1	MAIN JOINERY	Polytec	Sheen finish.	Husk Sheen	N/A	
J2	FEATURE JOINERY	Polytec	Laminate Joinery. Matt finish.	Caraway Matt	N/A	
JHW1	JOINERY HANDLE	Furnipart	Cubico Range. Material: Zamac	Chrome	N/A	
P1	INTERIOR CEILING	Dulux	Flat Finish.	Vivid White	SW1G1	
P2	INTERIOR WALL PAINT	Dulux	Low Sheen Finish.	White Duck Half	S16B1H	

P3	INTERIOR DOORS & ARCHITRAVE & SKIRTING PAINT	Dulux	Gloss Finish.	Vivid White	SW1G1	
BF	BATHROOM FLOOR	Rivoland Tiles	River Stone. Dim: 300 x 600mm	River Stone	MAR397	
BW	BATHROOM WALL	Rivoland Tiles	River Stone. Dim: 300 x 600mm	River Stone	MAR397	
BFT	BATHROOM FEATURE TILE	Rivoland Tiles	Hex Rivo. Cement Stone. Dims: 95 x 110 mm	Hex Rivo	CDPGV576	
Price:						


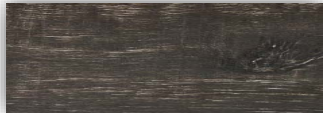

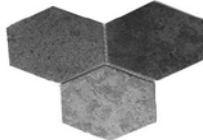
INTERIOR FINISHES, FITTINGS & EQUIPMENT

- SCHEDULE -

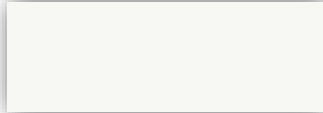


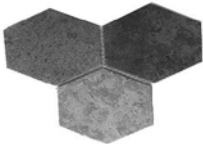
FAIRWAY

GINNINDERRA ESTATE

DEVELOPMENT COLOUR SCHEME - DARK

Doc. Code	Area	Manufacturer / Supplier	Description	Colour	Product Code	Image
FT	MAIN FLOOR TILE	Rivoland Tiles	River Grey. Dims: 300 x 600mm	Grey	MAR398	
TMF	TIMBER FLOOR	Volare Concepts or Equivalent	Artisan Dark Grey Dims: Plank length of 2260mm Plank Width of 236mm Plan Thickness of 12mm	Artisan Dark Grey or Equivalent	N/A	
CPT	CARPET	Lemons Carpets	Product Name: Supreme Touch Width: 3.66m	195 Boulder Stipple	N/A	
SPB1	SPLASHBACK TILE	Rivoland Tiles	Hex Rivo. Dims: 95 x 110 mm	Mix	CDPGV578	









BT	BENCH TOP	Caesarstone	Raven. 20mm Quartz polished stone.	Raven	4120	
J1	MAIN JOINERY	Polytec	Sheen finish. Laminate Joinery.	Husk Sheen	N/A	
J2	FEATURE JOINERY	Polytec	Cinder Matt. Matt finish. Laminate Joinery.	Cinder Matt	N/A	
JHW1	JOINERY HANDLE	Furnipart	Cubico Range. Matt finish. Material: Aliminium	Black	N/A	
P1	INTERIOR CEILING PAINT	Dulux	Flat Finish.	Vivid White	SW1G1	
P2	INTERIOR WALL PAINT	Dulux	Low Sheen Finish.	White Duck Half	S16B1H	









P3	INTERIOR DOORS & ARCHITRAVE & SKIRTING PAINT	Dulux	Gloss Finish.	Vivid White	SW1G1	
BF	BATHROOM FLOOR	Rivoland Tiles	River Grey. Dims: 300 x 600mm	Grey	MAR398	
BW	BATHROOM WALL	Rivoland Tiles	River Grey. Dims: 300 x 600mm	Grey	MAR398	
BFT	BATHROOM FEATURE TILE	Rivoland Tiles	Hex Rivo. Cement Stone. Dims: 95 x 110 mm	Grey	CDPGV578	






Appliances, Fixtures & Fittings

FAIRWAY

GINNINDERRA ESTATE

Item	Manufacturer	Details	Specification	Image
Kitchen				
Built-in oven	Fisher & Paykel	5 Function Built-In Oven Code: OB60SC5LCX1	Finish: Stainless Steel & Glass Size: 85L Dims: H598 x W597 x D565mm Warranty: 2 Year	
Ceramic Cooktop	Fisher & Paykel	NG Gas on Steel Cooktop 60cm, 4 Burner 5 Burners incl. 2 wok Burners. Code: CG604CNGX2	Finish: Stainless Steel Dims: H52 x W578 x D511mm Warranty: 1 year manufacturer's	
Rangehood	Fisher & Paykel	60cm Built-in telescopic rangehood. Code: HS60XW4	Finish: Chrome Dims: H281 x W492 x D277mm Warranty: 2 year	
Dishwasher	Fisher & Paykel	14 Place setting dishwasher. Code: DW60FC1X1	Finish: Stainless steel with proud- grey kickstrip Dims: H820-870 x W597 x D600mm Warranty: 2 year	
Sink	Abey	Double Bowl Flush mount No taphole, No drainer Code: CUA340D	Finish: Stainless steel Dims: L760 x W450 x D180mm Warranty: 25 years	
Sink Mixer	Lucia	Goose Side Level Sink Mixer Pin lever Code: 3K4	Finish: Chrome WELS: 4* 7.5L/min	
Bathroom				
Shower Rail	Liberty	3F Hand Shower on Rail 3 function hand piece Code: T9982CP	Finish: Chrome Dims: H685 x D65mm Warranty: 2 Year	
Shower Mixer	Abey	Garath Ashton Complete Shower Mixer Code: 3SH-EXT SH-INT + 3SH-INT	Finish: Chrome Dims: Dia80mm Warranty: 15 year replacement Cartridge, 1 year replacement parts & labour	

Integrated Vanity Unit	Forme	Mont Albert Wall Hung Vanity Polymarble 1 tap hole basin with overflow Available in right or left drawers Code: VMBLC900WMRH	Finish: White gloss	
Basin Mixer	Abey	Gareth Ashton Basin Mixer Code: 3B1	Finish: Chrome WELS: 4* 6.5L/Min Warranty: 15 year replacement Cartridge, 1 year replacement parts & labour	
Towel Rail	Abey	Gareth Ashton single towel 760mm Code: SSTR	Finish: Chrome Dims: L760mm Warranty: 7 years on faulty parts	
Towel Ring	Abey	Gareth Ashton Guest Towel Holder Code: SGTH	Finish: Chrome Ring Dims: H210mm Warranty: 7 years on faulty parts	
Toilet Suite	Sterling	Classic wall faced toilet. Suitable for S and P trap installations. Dual flush, Soft close seat with 4 star - 4.5 Ltrs per Full Flush / 3 Ltrs per half flush. Code: WCCLAWF-U	Finish: White Dims: 665 x 370 x 800. Warranty: 5 year on ceramic & geberit flushing valves, 12 months on seat and seat fixings.	
Toilet Roll Holder	Abey	Gareth Ashton Toilet Roll holder Code: STRH	Finish: Chrome Warranty: 7 years on faulty parts	
Powder Room				
Wall Hung Basin	Innova	Wall hung basin Code: B - 612W	Finish: White Dims: 450 x 225 x 120mm	
Basin Mixer	Abey	Gareth Ashton Basin Mixer Code: 3B1	Finish: Chrome WELS: 4* 6.5L/Min Warranty: 15 year replacement Cartridge, 1 year replacement parts & labour	

Toilet Suite	Sterling	Classic wall faced toilet. Suitable for S and P trap installations. Dual flush, Soft close seat with 4 star - 4.5 Ltrs per Full Flush / 3 ltrs per half flush. Code: WCCLAWF-U	Finish: White Dims: 665 x 370 x 800. Warranty: 5 year on ceramic & geberit flushing valves, 12 months on seat and seat fixings.	
Toilet Roll Holder	Abey	Gareth Ashton Toilet Roll holder Code: STRH	Finish: Chrome Warranty: 7 years on faulty parts	
Towel Ring	Abey	Gareth Ashton Guest Towel Holder Code: SGTH	Finish: Chrome Ring Dims: H210mm Warranty: 7 years on faulty parts	
Laundry				
Laundry Tub & Cab	Lavita	Tub & cabinet 45L Free standing Side holes for concealed taps bypass kit and basket Waste included Code: LTC45L	Finish: Stainless steel Tub Size: 45L Dims: H877 x W600 x D500mm	
Tub Mixer	Abey	Mixmaster sink mixer 40mm Stylish Svivel Top Head Contemporary & Elegand Design Code: MK2	Finish: Chrome WELS: 3* 8.0L/min Warranty: 15 year replacement Cartridge, 1 year replacement parts & labour	

Inclusions List

FAIRWAY

GINNINDERRA ESTATE

Construction

- 1 90 day maintenance period
- 2 All risk, public liability, construction insurance
- 3 Service connection of electricity, water, gas and transact (excludes any connection fees)
- 4 Builders clean on completion
- 5 Slab and footings to engineers specifications
- 6 Termite treatment
- 7 Common walls with STC acoustic rating separation between townhouses as per BCA/NCC

External

- 1 Face brick as per selection board
- 2 Scratch render as indicated on rendered walls
- 3 Colourbond metal roof
- 4 Colourbond fascia and gutter
- 5 Fold out clothesline (where applicable)
- 6 Front door painted (colour as per selection)
- 7 Double glazed aluminium windows, sliding doors with fly screens as per EER
- 8 Gainsborough governor door locks (keyed alike where possible)
- 9 Concreting as per plan
- 10 Landscaping as per intention plan
- 11 Two external taps (where applicable)
- 12 Paint to all rendered walls as per colour selection

Heating / Hot Water

- 1 4 Bedroom property ducted reverse cycle airconditioning
- 2 3 bedroom property ducted reverse cycle airconditioning
- 3 Continuous gas hot water heater

Energy Efficiency

- 1 Energy rating:
- 2 Windows/Sliding doors as per energy rating report

3	Wall insulation as per energy rating report
4	Ceiling insulation as per energy rating report
Internal	
1	Ceiling heights as per plans
2	Internal doors flush panel 2040mm high hinged doors throughout with plastic door stops
3	Robe doors to architects detail
4	Door furniture as per architects detail
5	Skirting and architraves, 67mm beveled MDF
6	Square set cornice detail
7	Plasterboard to walls (moisture resistant to wet areas)
8	Internal paint work as per colour selection board
Kitchen	
1	Appliances & Fixtures as builders schedule
2	Cabinets fully lined melamine doors with 1mm edge to all cabinets and overhead cupboards
3	Kicks to match joinery
4	20mm reconstituted quantum quartz stone
5	Cabinet handles from builders selection
6	Designed to suit specific kitchen plan
7	Dishwasher space where applicable with tap connections capped and single power point
8	Microwave provision where applicable to joinery cupboard with single power point
9	Bank of 4 drawers with cutlery insert to top draw
10	White melamine shelves
11	Tiled floor as per chosen scheme
Bathroom & Ensuite	
1	Wall hung vanity as builders fixtures schedule
2	Polished edge mirror as per architects detail
3	Framed shower screen – 1800mm from FFL high with clear safety glass with pivot doors if required to suite bathrooms
4	Full height tiling as per chosen scheme
5	Fixtures & Fittings as builder selection
Laundry	
1	45l stainless steel tub and cabinet
2	Washing machine hot and cold water connections

3	Sink mixer as per builders selection
4	Floor tiling as per scheme
Garaging	
1	Colorbond roller door. (With two remotes)
2	Double fluorescent light
3	One double power point
Storage	
1	All robes laminated custom built to suit
2	Laminated doors where applicable ☐ Sliding doors where applicable
Wall & Floor Tiling and Carpet	
1	Bathroom/ensuite full height tiling, refer selection boards
2	Floor wastes installed as be BCA
3	Floating floo to living areasr, refer to selection boards
4	Carpet to bedroomsrefer selection boards
5	WC floors 300x300 refer selection boards
6	WC one row skirting tiles only
7	Kitchen splash refer selection boards
8	Laundry splash backs 300x300 white
Internal Paintwork	
1	Woodwork & Doors: As per chosen scheme
2	Ceilings: As per Chosen Scheme
3	Walls: As per chosen scheme
Electrical & Data	
1	Two LED down lights per bedroom (or study)
2	Two double power point to each bedroom (or study)
3	Three double power point, one Data, and one TV to each master bedroom one light point to wir (if applicable)
4	Bathroom and ensuite (ensuite if applicable) two light heater with exhaust fan and one double power point
5	Laundry area one light (Fan if required) and one double power point
6	Pre-wire house for foxtel
7	Kitchen two LED down lights, one double power point and all appliances as required
8	Living/meals area four down lights two double power points and one TV point and one Data point
9	WC one light point (fan if required)

10	Two LED light point to hall way
11	Smoke detectors as per AS hardwired with battery back up
12	External light points to all entry doors
13	RCD safety switches and circuit breakers
14	Pre-wired the house for NBN Fit off and connections
Alfresco	
1	Two LED down lights and 1 double power point
2	Concrete finished Patio
Notes	
1	The seller reserves the right to substitute any specified inclusions with that of similar quality if unavailable
2	The Buyer will have a choice of two selections (Light or Dark)