

» The Soho & The Chelsea Specifications

» PEACE OF MIND FEATURES

25 Year Structural Guarantee <small>(conditions apply)</small>	✓
Six month maintenance period from practical completion	✓
Independent wholly owned Western Australian builder with over 30 years' experience	✓
Housing Indemnity Insurance	✓
HIA Fixed Price Building Contract	✓
Certified termite treatment provided under slab and perimeter	✓

» EXTERNAL FEATURES

Double clay brick construction, with an option of 1c or 2c face bricks, from builder's standard range	✓
Rolled cream mortar joints	✓
Roof frame constructed from 'Wespine Blue' timber	✓
Choice of Colorbond steel or, Harmony roof tile (on 25° roof pitch) from builder's standard range	✓
COLORBOND® or painted Zincalume downpipes, fascia and slotted gutters	✓
Jason Windows quality range of sliding doors and 'Breezlock' windows with flyscreens and keylocks	✓
Double garage (or carport as per plan) with COLORBOND® automatic sectional door with three remotes	✓
Blokpave 60mm 'Easipave' or 'Vistapave' Original Collection or 'Vistapave' Granite Collection brick paving to driveway (30m ² allowance) plus path, portico/porch/verandah and alfresco (where applicable)	✓
Crushed limestone sub-base provided under driveway pavers (Metro area only)	✓
Brick paved alfresco situated off the family/living area under the main roof (as per plan)	✓
M&B Designer range of entrance doors with timber frame and aluminium sill	✓
Gainsborough Stronghold Series 'Governor' or 'Ambassador' door handles to entry and garage doors with 850 or 851 deadbolt	✓
Hardiflex lining to eaves, garage, verandah and alfresco	✓
Solid core garage entry door (where applicable)	✓

» KITCHEN FEATURES

Laminex Freestyle, 20mm granite or 20mm Essastone (builder's standard range) to kitchen benchtops	✓
Raymor Coral 1180mm double bowl stainless steel kitchen sink with chrome Raymor Tapac sink mixer	✓
Dishwasher recess adjacent to sink with power point and cold water connection (where featured)	✓
Blanco 900mm BOSE902X stainless steel oven	✓
Blanco 900mm BCG95XC stainless steel gas hotplate	✓
Blanco 900mm BWCE9X stainless steel rangehood flued outside	✓
Choice of Laminex/Formica ABS edge cupboard doors with handles from builder's standard range	✓
Pantry with four white melamine shelves	✓
Soft closers to all kitchen cabinet drawers and doors	✓
Microwave recess with pot drawer under	✓
Ceramic wall tiles 400mm above kitchen benchtops, to underside of rangehood behind hotplate (\$44/m ² retail allowance)	✓

» BATHROOM & LAUNDRY FEATURES

Semi frameless pivot door and screen to ensuite and bathroom shower	✓
Bathroom and ensuite vanities with a huge choice of laminates from Laminex/Formica with square style post formed edge benchtops	✓
Raymor Coral inset basins to 850mm high vanity cabinet	✓
Chrome Raymor Tapac mixer taps to basins or Raymor Armada standard tap set	✓
Chrome Raymor Academy hand shower with Raymor Tapac mixer	✓
Englefield Sorrento 1525 mm acrylic bath with Raymor Tapac mixer	✓

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» BATHROOM & LAUNDRY FEATURES cont

Stylus 'Venecia Linked' dual flush china toilet suites	✓
Raymor Projix accessories to bathroom, ensuite and WC	✓
Full vanity width framed mirrors	✓
Large range of quality ceramic wall & floor tiles to ensuite, bathroom, laundry and WC (\$44/m ² retail allowance)	✓
Privacy locks to ensuite or master suite, bathroom and WC	✓
Exhaust fan to ensuite (flued)	✓
Exhaust fan to main WC (flued)	✓
Soft closers to all ensuite and bathroom cabinet drawers and doors	✓
Stainless steel Everhard Project trough with sudsaver in a metal cabinet to laundry	✓
Chrome Raymor Tapac sink mixer to laundry	✓
Raymor Armada hot and cold washing machine taps	✓
Linen cupboard with four white melamine shelves	✓
Chrome floor wastes throughout	✓

» ADDITIONAL FEATURES

Ceramic floor tiles (300mm x 300mm) from builder's standard range to all living areas including kitchen, carpets with underlay to all bedrooms and theatre (where applicable)	✓
Vertical/Slimline blinds to all windows and sliding doors	✓
Engineer designed reinforced concrete slab and footings	✓
Full plans, contour survey, repeg, 10m water and sewer run, standard engineers site inspection, standard council building license fees, standard Water Corporation fees, standard engineer's detail	✓
Minimum R4.0 ceiling insulation supplied and installed to house and garage	✓

Full painting to ceilings, doors and frames, woodwork, eaves, fascia, downpipes, gables and gutters (excluding internal walls)	✓
Hardwall or Drywall (South West area only) plaster internally with corner metal protection beads to exposed full height corners including sliding doors	✓
Standard flush panel doors internally with Gainsborough 'Instyle' lever handle	✓
Walk-in or built-in robes in all bedrooms with shelf and rail	✓
Doors to robes (vinyl sliders or hinged flush panel) as per plan	✓
Brushed aluminium switchplates with black or white light and power point switches, two RCD safety switches and two hard wired smoke detectors included	✓
Light points to all rooms and passages with standard light globe and shade; external light point to all exit doors	✓
Rheem 160 litre 'Stellar' gas storage hot water unit with tempering valve (5 star rated)	✓
Front and rear brass garden taps supplied and fitted	✓
Double power points throughout	✓

Signatures

Customer: Date

Customer: Date

Witness: Date

Specifications effective 6 August 2012

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Disclaimer: The Company reserves the right to alter or amend the specification details of displayed items due to non-availability or discontinuation, without prior notice. These specifications override generic specifications on individual housing brochures.



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