PREMIER SPECIFICATION

Stone benchtops (not laminate), rangehood and tiled splashback to kitchen

5mm Armani internally glazed windows for safety & security (not 3mm external glazed)

Stone benchtops to bathroom & ensuite (not laminate) *

Pivot shower screen doors to bathroom & ensuite (not rod and rail)

Frame, door & shelving to all minor bedroom robes & linen cupboard (not a recess) *

Advanced LED downlights throughout (not bayonets) *

Tiling to laundry & WC (not vinyl)

Aquachek ceilings to alfresco finished with cornice (not hardiflex)*

Soft closing cabinet doors and drawers to kitchen, ensuite & bathroom

Gas boosted instantaneous 6 star hot water system (not storage system)

NBN ready communication package

Upgraded 8mm galvanised lintels above all openings (industry standard 6mm)

CONSTRUCTION

- 2c face brickwork
- Bluescope COLORBOND roof cover
- 25 degree roof pitch (Standard)
- Up to 6 metres of brickpaved driveway and path with grano hardstand to carport/garage
- Armani aluminium powder coated windows and sliding doors
- Flyscreens to all opening windows and sliding doors
- Double power points throughout (not single)*
- NBN ready communication package, inclusive of 1 data point, 1 TV point and 1 phone point
- Double clay brick construction
- 25 years structural guarantee
- 6 month maintenance period
- Storm slotted overflow gutters
- R4.0 Insulation Batts (not blow in)
- Engineer approved D10 steel reinforced concrete slab
- Aquachek to external ceilings including garage or where noted*
- Wall and floor ceramic tile allowance of $38.50 inc. GST to bathroom and ensuite (where applicable).
- Full painting excluding internal walls
- Electrical safety switches
- Mains powered smoke detectors
- 2 garden taps
- Flush panel doors internally

- Internal door furniture Gainsborough Instyle levers or Terrace Series
- Weather resistant solicore door to garage (if applicable)
- Timber front door entry frame
- Gainsborough terrace entrance set and double cylinder security deadbolt
- Main entry door(s) Hume Vaucluse range
- Clear glazed entry sidelite (if applicable)
- White melamine shelf to robes with chrome hanging rod

ENSUITE / BATHROOM

- Hand held shower rose to ensuite and bathroom
- White china basins (not plastic)
- White china concealed toilet pan and white china cistern (not plastic)
- 2m high tiling to showers (not 1.8m)
- Stone bench tops from builders standard range*
- Pivot door to showers in ensuite and bathroom*
- Full width framed mirrors to bathroom & ensuite
- Skirting tiles to walls included to ensuite and bathroom
- Floor tiling included to ensuite and bathroom
- Seima 1525 bath or similar
- Alder Tapware Akita Series Tapware and accessories
- Coloured melamine doors with handles to all cabinets

KITCHEN

- Stone bench tops from builders standard range*
- 1 row wall tiling above benchtop
- Chrome flickmixer to kitchen sink
- Stainless steel sink 1 1/2 bowl with basket wastes
- European inspired stainless steel gas hot plate and electric oven
- Coloured melamine doors with handles to all cabinets
- Soft closing bank of 4 drawers and cupboard doors

LAUNDRY

- Instantaneous 6 STAR hot water system.
- Floor tiling to laundry & WC*
- 45 L stainless steel trough and white metal cabinet (not plastic)
- 2 rows of tiling above trough
- Skirting tiles to walls included to laundry
- Automatic washing machine taps from the Alder Tapware Akita Series

CONTRACT

- Home building works lump sum fixed price building contract
- Indemnity insurance
- Public liability, contract works and workers compensation insurance
- Standard water authority and Shire building fees
- Stormwater disposal to meet minimum shire requirements
- Superior service and quality

THE PARKLANE

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Exclusions: Tiling to external floor areas and main living areas, landscaping, reticulation, fencing, gates, site costs, floor coverings, window treatments, supply & installation of light fittings, additional display light points, internal wall painting, decorator tiles, crossover or additional brick paving, feature painting, retaining walls, tinted glass, clear glazing to wet area windows, furniture, paintings & decorator items, dishwasher, microwave, ceramic tiles over PC allowance, coastal conditions, security system and airconditioning. HALPD Pty Ltd ABN 41 106 561 924 trading as Affordable Living Homes builders licence number 11914. All selections shall be made from the builders nominated product ranges. Photos for illustration purpose only. Specifications correct at time of publication and subject to change at any time. *excluding Province range.

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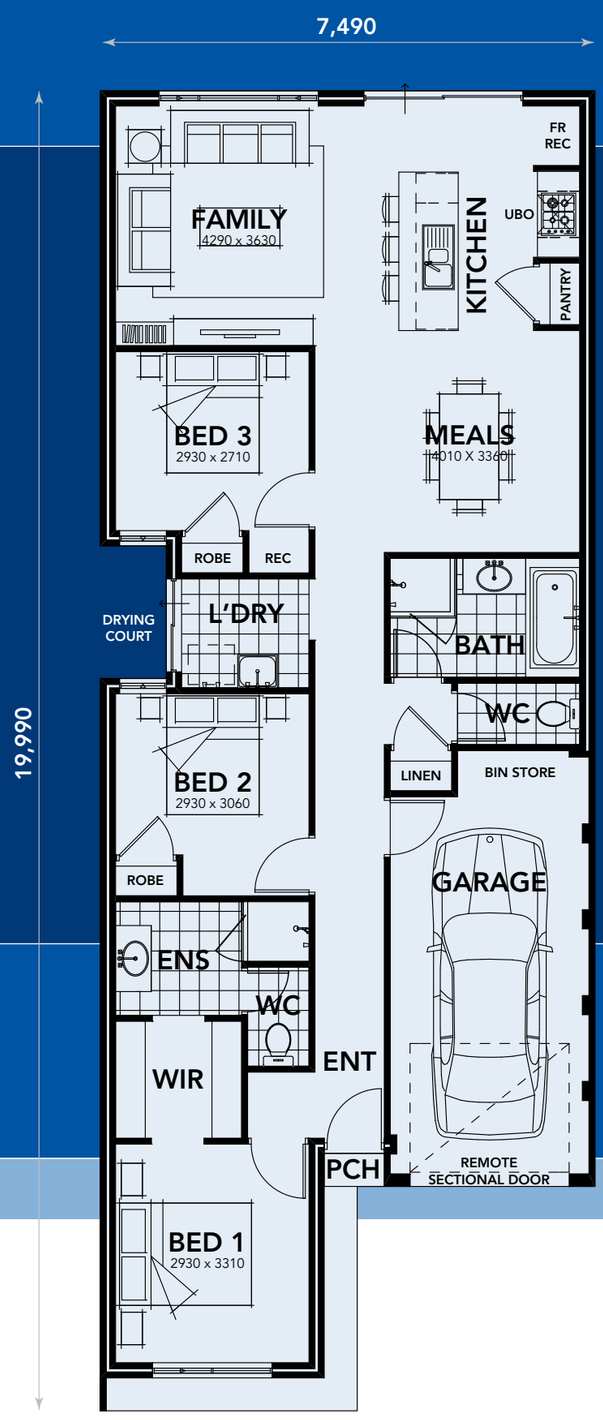
OPTIONAL ELEVATIONS



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