

Collier Collection, Centro Style and Collier by Design Standard Specifications

**NOW INCLUDES
SOLID GRANITE
KITCHEN BENCHTOPS**

external features

- Ovolo or Straightline slotted gutters
- Bristle clay roof tiles from selected range or option of Colorbond
- Sectional garage door with remote and two handsets to front elevation. Several colour options available, including cedar look
- Concrete handstand to double garage
- Choice of more than 10 powder coat colours for aluminium windows and sliding doors
- Weather draft door seals to front entry door/s
- 25° roof pitch with flexible pointing roof tiles
- Front elevation as shown in catalogue
- Plasterboard ceiling and cove cornice to garage and alfresco
- Double clay brick construction with selection of face brick or acrylic texture over render to front elevation
- Cream rolled mortar joints (with face brickwork)
- Verandah and alfresco where shown
- Flyscreens to all aluminium windows and sliding doors
- Feature Solidcarve or Urban Range front doors
- Trilock lever to front door including dummy lever to double door/s
- Flush bolts to double doors
- Front and rear garden taps
- Choice of clay or concrete brick paving to driveway, portico, alfresco and path up to 40m²
- Choice of gas storage 170L hot water unit or continuous flow 5 Star rated gas hot water unit
- Full painting
- Split gutter and fascia colours

security & safety

- Minimum of two hardwired smoke detectors
- Feature Solidcarve or Urban Range front door/s
- Trilock lever front door/s
- Flush bolts to double doors
- Keyed vent locks to sliding windows and key locks to awning windows with the option of permanent ventilation
- Patio bolts to aluminium sliding doors
- RCD earth leakage safety circuits to power and light points
- Anti-scald tempering valve to hot water supply

kitchen features

- Solid Granite benchtops
- Large selection of laminates from leading brands
- Blanco stainless steel canopy rangehood above hot plate flued to ceiling
- Custom built deluxe cupboards
- Wall tiling from benchtop to underside of rangehood continuing at the same height across bench
- Overhead cupboards
- Flush doors with handles
- Blanco multifunction oven, 900mm wide
- Blanco stainless steel hot plate with wok burner, 900mm wide
- Auto ignition gas hotplate
- Set of three pot drawers up to 900mm wide
- Set of four drawers up to 500mm wide
- Operative drawer to underside of under bench oven
- Dishwasher recess with adjoining tap and single power point
- Deluxe stainless steel sink with quality chrome flickmixer tap
- Choice of ceramic tiles up to \$44 m² retail

bathroom & ensuite features

- Bank of three drawers to ensuite vanity cabinet
- Choice of chrome plated flickmixer taps
- Contoured luxury deep bath
- Removable shower rose to ensuite and bathroom allowing handheld operation
- Dual flush ceramic cisterns with ceramic boxed rim pans
- Ceramic floor tiling
- Chrome on brass floor waste grate
- Flush doors with handles to vanity cabinet
- Privacy door locks
- Large selection of laminates from leading brands
- Postform or Square Style benchtop
- Custom built deluxe full width cabinets
- Framed mirror full width of vanity top
- Shower wall tiling to 2 metres high
- Semi frameless pivot shower screen door with clear glass to both bathroom and ensuite full shower cubicle with clear glass
- White vitreous china basins to full depth of vanity tops
- Clear or spotswood non-wired glass to external window
- Choice of ceramic wall and floor tiles up to \$44 m² retail
- Chrome double towel rail
- Chrome toilet roll holder
- Soap dish to shower
- Exhaust fan to bathroom, ensuite and toilets

laundry features

- Quality chrome flickmixer tap
- Ceramic floor tiling
- Chrome on brass floor waste grate
- Choice of ceramic wall and floor tiles up to \$44 m² retail
- Washing machine taps and power point
- Two rows of wall tiling up to 400mm high above trough and cabinet or full length of benchtop with cabinet inclusion

internal features

- Robe recesses to bedroom with internal shelving and hanging rails including hinged, vinyl or mirror sliding doors where displayed
- Privacy locks to master bedroom, bathroom, ensuite and WC
- Double power points throughout
- Light globes and shades to each internal ceiling light point
- Choice of chrome architectural internal door handles
- Metal corner plaster beads to trafficable areas
- Feature Colonial, Stanford, Milan or Readicoat internal doors
- Deluxe steel door frames
- 28 course ceilings unless otherwise specified
- Linen cupboard with white lined shelves with hinged or vinyl sliding doors where displayed
- Insulation batts (R3.0) to ceiling including garage
- Painted MDF timber cappings to half height walls where shown
- Full painting (excluding internal walls)
- Two TV points
- Flush bolts to double doors
- No water hammer from polybutylene water service pipes
- Two conduits for telephone or similar cables by others to internal walls

additional features

- 6 month defects liability period (maintenance)
- Cost of plans and specification
- Cost of standard Building, Shire and Water Corporation fees
- No obligation site inspection
- Full indemnity insurance protection
- Termite treatment in accordance with Building Code of Australia
- Firm price quotation for 90 days from acceptance of Building Contract
- 10 year structural guarantee
- 'Kwikstream' administration process ensuring you commence construction sooner
- Five star energy rating*

services included

- Up to 10m sewer run from last major plumbing fixture to Water Corporation connection point within lot
- Up to 10m water run from water meter to front garden tap
- Full site survey by licensed surveyor
- Removal of construction waste
- Site and house clean
- Engineer designed footing and slab
- First Rate Energy Efficiency assessment*

The following items are not included (unless specified):

*Additional requirements to meet energy efficiency compliance from the modification of standard designs or orientation as shown in this catalogue**, shire planning fees or developer's requirements above the builders' standard specifications, fencing and landscaping, light fittings, floor coverings and window treatments, floor tiles other than wet areas shown in catalogue, courtyards, screen walls, pergolas and patios, air conditioner and microwave oven, external planter boxes or retaining walls, deluxe taps and bathroom accessories, non standard tiling, site costs, council crossover and service connection fees, septic/alternative waste water installation, headwork fees, Western Power connection, consumer pole or power dome, display furniture and fittings including but not limited to freestanding dressing cabinets, glass shelving and/or built in furniture, items deleted in the modification of the house design, coastal and Wind Loading Requirements as determined by a structural engineer in addition to Provisional Allowances

**Note: These costs (if applicable) are often assessed after the signing of the Building Contract and therefore considered a variation to the contract to be paid by the owners as an addition to the contract price.

Room sizes are approximate only: Plans, fittings, various features and suppliers are subject to change without notice. All featured items of this specification are from Builders' Standard Range unless otherwise specified. Specification is based on traditional titled single lot with direct access from sealed road.

