

**KITCHEN**

Kitchen layout is design specific  
Square edge melamine laminated finish to doors, drawer fronts and end panels selected from an extensive range of colours  
35mm laminated benchtops from Bellriver Homes extensive range of colours  
Designer handles  
Stylus Venecia sink mixer with swivel spout - chrome  
Dishwasher & microwave space provisions

**KITCHEN APPLIANCES**

600mm stainless steel oven  
600mm stainless steel gas cooktop  
900mm retractable rangehood

**LAUNDRY**

Clark Stainless steel free standing laundry tub with white steel cabinet and chrome mixer tap.

**BATHROOM**

**VANITY UNITS**

Australian designed and built wall mounted vanity units with integrated acrylic basin and benchtop  
Large range of laminates as per Bellriver Homes colour selection  
Vanity sizes are design specific

**MIRRORS**

Polished edge mirrors to suit width of vanity units

**BATH TUB**

Stylus 'Basis' acrylic bath tub in white (\*size depends on house design)

**SHOWER SCREENS**

Bright silver framed shower screens with pivot doors and clear laminate glass

**TAPWARE**

Stylus Venecia tapware in chrome  
Stylus Venecia mixer taps in chrome to sink, laundry tub and vanity units

**ACCESSORIES**

Chrome towel rail to showers  
Chrome towel ring to vanities  
Chrome toilet roll holder to toilets

**TOILET SUITES**

Vitreous china close coupled toilet suites

**FINISHING**

**EXTERNAL TAPS**

2 x per house

**HOT WATER SYSTEM**

Instantaneous natural/LPG gas hot water system

**GAS PLUMBING**

Internal gas plumbing to hot water system and gas cooktop

**CLEANING**

House clean, site tidy and high pressure brick clean on completion

**STAIRCASE**

Enclosed MDF treads and risers (ready for carpet finish)  
Painted timber staircase with posts  
Handrail and balustrade (where applicable) on double storey designs

**PAINTING**

Taubmans 2 Coat paint system to walls  
Gloss Paintwork to Doors, Skirting & Architraves  
Matt/Gloss paintwork to exterior

**WATER PROOFING**

Wet areas waterproofed to Australian Standards

**TILING**

Ceramic wall and floor tiles to wet areas selected from Bellriver Homes range of tiles

**ROBES AND CUPBOARDS**

Square edge white melamine to all robes & cupboards  
Bedroom robes - one melamine top shelf and hanging rail  
Linen cupboards - four shelves

**NBN READY SERVICES**

Lead-in conduit with draw string provided (Service provider coordination and connection of fibre by Client)

**ELECTRICAL**

Light point to each room  
1 x double power point to all rooms  
1 x light to front porch, 1 x light to Alfresco area  
Hard-wired smoke detectors as required (\*number depends on the design)

**STRUCTURAL**

**FRAMES AND TRUSSES**

90mm Radiata wall frames with radiata roof trusses at 600 centres (\*Engineered to N2 wind classification)

**CONCRETE SLAB**

Waffle pod slab to suit 'M' class soil conditions to house, garage, porch and alfresco areas

**TERMITE TREATMENT**

Termite barrier to perimeter of house and slab penetrations to Aust. Standard AS 3660.1

**EXTERNAL CLADDING**

Brick veneer construction from Bellriver Homes range of bricks, with natural mortar (to ground floor)  
Plain weatherboards to lightweight clad areas (\*subject to individual design)

**ROOFING**

Monier CSR 'Elabana' range roof tiles with Colorbond fascia and gutters (\*Colorbond used to small roof areas. Refer to design plans)  
Painted 90mm PVC downpipes

**CEILING HEIGHT**

Design specific 2440mm

**EAVES**

Design specific - painted Hardiflex lined

**PORCH / ALFRESCO**

Painted Hardiflex lined porch as shown on plan  
10mm wet area plasterboard or equivalent to raised Alfresco ceiling and Hardiflex lining to beams (\*painted timber trim to finish perimeter of ceiling joint)

**GARAGE**

Colorbond® roller doors with manual locks for single entry doors  
Colourbond® sectional door for double opening garages

**WINDOWS**

Aluminium framed windows and glass sliding doors - design specific  
Security keyed window and door locks

**EXTERNAL DOORS**

Primed hardboard flush panel external front entry door  
Sliding external laundry door where applicable

**INTERNAL DOORS**

'Primecoat' flush hinged doors in paint finish  
'Primecoat' flush cavity sliding doors where applicable in paint finish

**ROBE DOORS**

'Primecoat' doors as per plan

**DOOR FURNITURE**

Quality door furniture in satin chrome to external and internal doors  
External doors keyed alike

**SKIRTINGS ARCHITRAVES**

67mm x 11mm painted pine skirtings and architraves

**INTERNAL LININGS**

90mm cove cornice

**QUALITY ASSURANCE**

Quality Assurance Inspection carried out by Tyrrells® independent consultant to guarantee a superior finish

**Benchmark Base Price: 1. EXCLUDED from base pricing is all site costs service connections and basix and energy requirements (please refer to connect inclusions for these items). 2. EXCLUDED FROM OUR Homestead RANGE:** Sediment control fencing, Temporary access driveway, Site safety fencing. **3.** Any exclusions from our standard base price list, may be included, if required, in the fixed price tender. **4.** All specifications and plans are subject to BASIX assessment. **5.** This specification is subject to conditions set out in the council/private certifier approved development application and construction certificate. **6.** Number of light points and fittings depends on house design. **7.** Due to local statutory requirements, variations may be made to the specification on a regional basis. **8.** Underground gas service connection is to be arranged by the owner's selected service provider at the time specified by the job supervisor. **9.** Intentional home buyers should ensure that they understand the inclusions by obtaining confirmation from a Bellriver Homes consultant. **10.** Please speak to a Bellriver Homes consultant for confirmed living area floor covering areas (carpet and laminate flooring areas are as per final production plans). **11.** Bellriver Homes Reserves the right to improve, delete, alter and revise specifications without prior notice. **12.** Internal Painting: one colour to internal walls, one colour to ceiling & cornice, one colour to doors and architraves. External Painting: one colour to doors, one colour to posts and front/underside of beam, one colour to eaves, one colour to lintels, one colour to downpipes. **13.** Ceiling height is design specific and subject to final drafting. **14.** Tiling: Wall tiling 2000mm high in showers. Wall tiling 500mm high above bath tub. Skirting tiles up to 300mm high to remainder of walls in bathroom, ensuite, separate toilet and laundry. Tiled splashback up to 300mm high behind laundry tub. Kitchen 600mm high splashback tiling. Tiled splashback to 150mm high over vanity (under mirror).