

PODMATRIX



FLINDERS BASE PACKAGE

PRELIMINARIES

- ✓ Structural warranty - 7 years
- ✓ Maintenance period - Three-months following completion

SITE AND FOUNDATION

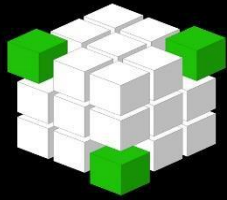
- ✓ Service lines - including electrical, plumbing and communications connected to the building
- ✓ Garden tap - cold brass; attached to building

STRUCTURE

- ✓ All construction to National, State and Local codes to a soil classification of 'M'
- ✓ Steel sub-floor - to National Construction Codes (NCC)
- ✓ Structural wall framing - to NCC
- ✓ Structural roof framing and trusses to NCC
- ✓ 450mm diameter bored pier construction at 1500mm deep to suit Class 'M' soil classification
- ✓ Steel extending telescopic legs with concrete piers

EXTERNAL CLADDING AND ROOFING

- ✓ Roofing - Colorbond Trimdeck OR Custom Orb*
- ✓ Downpipes - PVC Painted
- ✓ Cladding – Fiber Cement sheet Claddings
- ✓ Cladding - Interlock Paneling
- ✓ Cladding - Cemintel Range
- ✓ Flashings - Colorbond*
- ✓ Gable or Skillion roofs - dependant on design



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KITCHEN

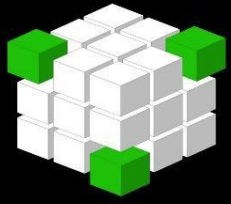
- ✓ Benchtop: Polytec Laminate
- ✓ Joinery - soft close doors and drawers, laminate finish
- ✓ Joinery fittings - Rubbish bin and cutlery drawer insert
- ✓ Overhead cupboards in polytec laminate finish
- ✓ Splash-back –Subway Tiles
- ✓ Cook-top -600mm Hafele 4 Zone Cooktop
- ✓ Oven - 600mm Hafele 5 Function Oven
- ✓ Range-hood - 600mm Hafele Built in Rangehood
- ✓ Dishwasher- 600mm Hafele Integrated Dishwasher
- ✓ Sink - Hafele Squareline 25L Sink
- ✓ Tap-ware - Hafele Gooseneck Sink Mixer Brushed Nickel

BATHROOM / ENSUITE

- ✓ Shower – Frameless Walk in shower
- ✓ Shower head - Hafele Shower Rail Brushed Nickel
- ✓ Shower mixer - Hafele Roundo Wall Mixer Brushed Nickel
- ✓ Shower screen - fixed 2100 mm
- ✓ Tap-ware - Hafele Roundo Basin Mixer Brushed Nickel
- ✓ Vanity unit - Hafele Eden Wall Hung Vanity - Oak Laminate 750mm
- ✓ Vanity basin - 405mm above counter round basin
- ✓ Shaving Cabinet - Hafele Osca Mirror Cabinet 750mm - Oak Laminate
- ✓ Toilet suites - Daytona Toilet Suite With Soft Close Seat
- ✓ Towel rail - 1x Hafele Wish Double Towel Rail 600mm Brushed Nickel
- ✓ Toilet roll holder – Hafele Wish Toilet Roll Holder Brushed Nickel
- ✓ Floor Tiles – 300x600mm Tiles
- ✓ Wall Tiles - 300x600mm Tiles

LAUNDRY

- ✓ Laundry Sink- Hafele Squareline 38L Sink
- ✓ Tap-ware - Hafele Sink Mixer Brushed Nickel



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WINDOWS AND DOORS

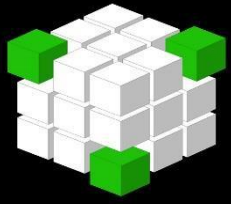
- ✓ Internal doors - flush panel design with solid timber reveals at 2040 mm; lever handles
- ✓ Windows - double glazed, aluminum frame, with fly-screens
- ✓ Sliding Doors - double glazed, aluminum frame, with fly-screens

INTERNAL FINISHES

- ✓ Ceiling heights - 2400 mm to kitchen/living area and other rooms within the same module. *(Subject to module configurations)*
- ✓ Plasterboard - 10mm
- ✓ Cornice - square set
- ✓ 10 mm water resistant plasterboard to bathrooms
- ✓ Skirting – 67X13 mm DAR primed MDF
- ✓ Architraves - 67x 13 mm DAR primed MDF
- ✓ Living module flooring – Vinyl Flooring
- ✓ Bedroom flooring- Cable Bay Nylon Cut-Pile Twist Broadloom Carpet
- ✓ Wet area flooring – Tiled Flooring
- ✓ Bedroom, passage and staircase flooring – Cable Bay Nylon Cut-Pile Twist Broadloom Carpet
- ✓ Internal walls and ceilings – Dulux 3 coat system
- ✓ Doors - Flush panel sliding, sliding track in white powder coated finish at 2040 mm high
- ✓ Shelving - melamine + hanging rod
- ✓ Feature Wall Finishes - Easy VJ Wall Lining

ELECTRICAL

- ✓ GPO - 2 x double per bedroom, 2 x in kitchen and living areas and 1 x in wet areas
- ✓ Television point – 1 in living area
- ✓ Bedrooms - 2 x wall mounted down-lights & 1 x pendant light
- ✓ Living area - 5 x ceiling mounted down-lights
- ✓ Hallway and entry - 5 x ceiling mounted down-light in each
- ✓ Dining room - 2 x down-lights
- ✓ Kitchen - 5 x ceiling mounted down-lights
- ✓ Bathroom- 1 x ceiling mounted light fixture & 1x wall mounted vanity luminaire
- ✓ Wet-areas - 2 x down-lights in each (subject to design)
- ✓ External sensor spotlights - 2 x
- ✓ Daiken Heating and Cooling - 1 x 6kW Split System Air Conditioner to living area
- ✓ Smoke detectors - as required
- ✓ Electric Midea 170ltr hotwater cylinder



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SUSTAINABLE ENERGY INCLUSIONS

- ✓ Minimum 6 Star rating achieved - through design and use of materials (*depending on state requirements and individual site conditions*)
- ✓ Light Fittings - low-energy LED (where applicable)
- ✓ High draft weatherproof seals to all windows and doors.
- ✓ Paints –Dulux 3 coat system
- ✓ Insulation - Ceiling: R4.0 Batts / Walls: R2.0 Batts / Floor: R4.0 to the ground floor base with fibre cement board under base
- ✓ Hot Water System – 170ltr Midea heatpump hotwater cylinder

EXCLUSIONS

- ✓ The pricing for the House and Land package does not include government charges or any extra costs related to fulfilling estate covenants or developer requirements.