

ALIRA

LUXURY TOWNHOMES

PREMIUM INCLUSIONS



ARTIST IMPRESSION

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PRELIMINARY SITE WORKS

- Survey, soil test and site inspections.
- Building permit application fees.
- NCC/BCA compliant energy ratings.
- Geo fabric sediment control, and waste disposal as required by local council.
- Scaffolding and temporary fencing as required during construction.
- All requirements of drafting and estimating.
- Professional colour palettes selection.
- Connection of underground gas and water supply including metering.
- All earth works for the construction of the slab.
- Assume H1 waffle pod concrete slab.
- Stormwater and sewer drainage to legal point of discharge, and sewer connection point respectively.
- Connection to mains power supply including conduit and cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction.
- Note; Shape Homes will provide all connection points, it is the buyer's responsibility and cost to connect with a retail provider after handover.
- Termite treatment system to the perimeter of the slab and all slab penetrations if required by local council.

ELECTRICAL

- Smoke detectors as required by authorities.
- Double power points throughout – waterproof double power point to balcony, front and rear yard.
- 3 free-to-air TV points, with a cable connected to an antenna located in the lounge, living and bed 1.
- 2 Telephone points – kitchen and bed 1.
- Exhaust fans to bathroom, ensuite and powder.
- LED Downlights to open areas only (plan specific).
- 1200mm fluorescent light point to garage/carport ceiling.
- Earth leakage safety switch to lights and power points.
- One pay TV point with cabling bundled in roof space for connection with provider by the purchaser after handover.
- Three data points and one telephone point ready for connection to NBN by the purchaser after handover.

JOINERY & FINISHES

- Feature Staircase, with timber handrail and enclosed storage underneath. Storage to have one flush panel door, one light, not plastered, lined or painted, and concrete floor with 1m of floor tiling.
- 2040mm high Feature front door (PMAD 4G) with paint grade finish entry door frame.
- Passage Lever with deadbolt and double cylinder to front entry door.
- Entrance knobset with double bolt and double cylinder to Laundry external access, Garage rear access and Garage internal doors.
- Flush panel and gloss painted internal doors.
- Polished Chrome lever style internal door furniture.
- Cushion door stops to all hinged doors.
- Built-in linen cupboard with four melamine, easy clean shelves.
- Built-in robes to bedroom one to have mirrored sliding doors and built-in robes with sliding vinyl framed doors or WIR to all other bedrooms.
- Built-in robes to have one high full length shelf, with one hanging rail and a stack of 4 shelves all in melamine.
- Square edge profile, painted skirtings.
- Quality acrylic paint to all walls and ceilings (Industry standard two coat system).
- Semi-gloss finish to all architraves and skirtings.
- 75mm plaster cove cornice to ceiling junctions throughout.
- Full height tiling around vanity and inside of shower screen (Plan specific).

FLOORING

- Laminate timber look flooring to Entry, Lounge, Study, Living, Dining and Kitchen (Design specific).
- First quality carpet with underlay to ground floor hallway, stairs, all bedrooms and robes.
- Ceramic floor tiles to bathroom, ensuite, laundry, powder room, WC and 1m into Storage under staircase.

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FIXTURES AND FITTINGS

- Prefabricated wall frames and engineered designed roof trusses.
- Rendered external walls and / or James Hardie cladding as per plan.
- Powdercoated aluminium sliding doors keyed alike.
- Powdercoated aluminium windows with keyed alike window locks.
- Obscure glazing to bathroom, ensuite and WC windows as required.
- Colorbond roof, valleys, fascia, guttering and downpipes.
- 2440mm ceiling heights to ground and 2740mm first floor ceiling heights (Design specific).
- External wall insulation minimum R1.5, includes sisalation and wall batts.
- Ceiling insulation to living areas, excludes garage verandah and terrace roof, minimum R2.5.
- Chromagen solar and gas boosted hot water unit – SplitLine SHW system.
- Single split system condenser with 2 programmable heads (Location of heads may be limited).

EXTERNAL WORKS

- Feature design front timber fencing with quality timber fencing to side and rear boundaries by developer.
- All retaining walls (if required) and all necessary landscaping and fencing for permits and certificate of occupancy to be done by the developer.
- Letter box with street number.
- Two external garden taps, one front and one back.
- Colorbond sectional garage door, with auto remote and 3 hand held transmitters.
- Fully enclosed garage, with a lined ceiling with one light point, and one pedestrian door opening to the rear yard.
- Pavers to Balcony on a Pod pedestal system.

The purchaser acknowledges that if the above product is not available, the builder can substitute another product of the same quality and value.

KITCHEN, BATHROOM AND LAUNDRY

- Fully laminate kitchen cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcasses. All cupboard doors and drawers to be soft close.
- Reconstituted stone bench top to kitchen bench with waterfall edge.
- 1.5 bowl over mount stainless sink to kitchen.
- Polish Chrome sink mixer to kitchen sink.
- Technika stainless steel 600mm gas cook top.
- Technika 600mm stainless steel fan forced electric oven.
- Technika stainless steel 600mm slim line retractable rangehood.
- Technika stainless steel dishwasher.
- Tiled splash back to kitchen.
- Dual flush toilet suites, with self-closing lid.
- Semi frameless clear safety glass pivot shower screens.
- Fully laminated vanity unit with reconstituted stone bench top and vitreous china basin to ensuite and bathroom.
- Laminated cabinets, square edge bench top and stainless steel trough to laundry.
- Polished edge and frameless mirror over vanity units.
- Chrome finish double towel rails, toilet roll holders and soap dishes to all bathrooms and toilets.
- Polished chrome finish mixer tapware throughout.
- Handheld shower heads.

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Signed by Purchaser

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