



LILY HOMES

Quality Inclusions

BRICKS

Bricks to Lily Homes, standard range
Mortar - Grey or Off White Joints - Flush or Raked

ROOF MATERIAL

Concrete roof tiles on timber battens

GUTTER, FACIA AND DOWNPIPES

Colorbond in a selection of standard colours

WINDOWS

Aluminium Framed Windows in a selection of standard range colours
Keyed Window Locks to all open-able windows, Window positions, size, and styles according to be selected facade
Obscure Glazing to Bathroom, Powder Room, WC and Ensuite (if applicable)

PLUMBING

Two External Taps fitted as standard
Two Gas Bayonet Points (if applicable)

DOORS

Front Door PPC9 with 840 Governor lock in paint finish
Sidelight PPCSL4G with crystal leaf glazing (where applicable)
External Laundry Door tempered hardboard in paint finish or ASD as per plan
External Garage Access Door tempered hard board in paint finish (if applicable)
Internal Doors flush hollow core in paint finish with Gainsborough Artic White door handles
Door positions and sizes according to the selected facade

SKIRTING AND ARCHITRAVES

42mm pencil round pine in paint finish

INTERNAL STAIRWAY - MDF treads and risers

Balustrades pine top & bottom rails with 12mm wrought iron inserts in paint finish

GARAGE DOORS

Colorbond roller doors with a selection of standard colours

TERMITE CONTROL METHODS

Redstops pipe penetrations
Granite Guard to Australian Standard No.3660.1

PLASTER LININGS

13mm to ceilings 10mm to walls villa board to wet areas

CORNICES

90mm cover plasterboard as standard

PAINT FINISH

All internal and external woodwork & gyprock, doors and fibro cement sheeting to be in a paint finish with Trade Line paint
Three (3) colours have been allowed for including the ceilings

FLOOR TILING

Bathroom Ensuite Laundry Powder Room & separate WC as (per floor plan)

WALL TILING

1800mm height to shower/s
One tile row above the laundry tub and bath
Skirting tile to the rest of Bathroom Ensuite Laundry Powder Room & separate WC (as per floor plan)
Wall tiling to the kitchen above bench-top up to the overhead cabinets and/or servery
All tiles will be laid square and no border tiles have been allowed for

WARDROBES

Hinged timber door to BIR fitted with one (1) shelf and underneath metal hanging rail in chrome
Linen cupboard fitted with four (4) shelves

KITCHEN AND APPLIANCES

Cabinet and draw fronts in colour panel plain profile with a selection of colours from the Laminex range
D Type pull handles or Round Knob handles in matt silver or chrome
Laminex post form bench-top
Cabinets and draws fully lined with a white melamine finish
Radiant double bowl stainless steel sink fitted with a flick mixer tap
Fisher & Paykel HS60CSR2 600mm Rangehood in stainless steel finish
Elba OB60S3LCX1 600mm Electric Fan Forced Oven in stainless steel finish
Elba CE604CPX1 600mm Solid Element Electric Cook Top in stainless steel finish or Elba CG604LWFX1 600mm Gas Cook Top in stainless steel finish

PC ITEMS

Ceramic toilet system in white
45 litre stainless steel laundry tub
1500mm rectangular bath in white
Stylus Venecia mixer tap ware in chrome
Towel rails and toilet roll holders in matching chrome
Aluminium framed shower screens with clear safety glass pivot or sliding doors according to the floor plans
Mirrors to all vanity units or hand basins

VANITY UNITS

Vanity units with gloss vinyl decorative profile panels and bespoke moulded tops (all in white) Positions and sizes according to the floor plans

INSULATION

R1.5 Insulation to external walls R2.5 Insulation to ceilings above living areas

HOT WATER SYSTEM

Instant gas water heater or electric heat pump

ELECTRICAL

One (1) light point per room
Two (2) external light points
One (1) double GPO per room except to the kitchen family room and bedroom 1 which are allotted two (2) each
Two (2) TV points (aerial not included)
Smoke detector fitted to Council approval
One (1) phonepoint

9826 9777

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comfort, design, affordability