



## SCHEDULE OF SPECIFICATIONS

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This schedule sets out the specifications for Horsham Residences and forms part of the Agreement for Sale and Purchase. Where an item is noted "where applicable" or "refer to plan", it varies by typology, see the approved Plans and Specifications for the relevant Lot.

### 01, STRUCTURE

FOUNDATIONS	Reinforced concrete slab with underslab insulation.
GROUND FLOOR	Ground floor block, Resene Rockcote.
FRAMING	Pre-manufactured timber framing and trusses.

### 02, EXTERIOR FINISHES

CLADDING, PRIMARY	Premier Brick, Modena Collection.
CLADDING, COMBINATION 1	Cemintel Territory, Woodlands.
CLADDING, COMBINATION 2	Dimondclad Rib50.
CLADDING, COMBINATION 3	James Hardie Stria, Oblique, or Flex Sheet, Board & Batten.
ROOF COVERING, OPTION 1	Trimform 5-Rib trapezoidal metal roofing.
ROOF COVERING, OPTION 2	Corrugated metal roofing.
EXTERIOR JOINERY	Double-glazed aluminium joinery.
ENTRY DOOR	Thermal Lite. Full-thickness insulation, thermally broken, powdercoated aluminium.
GARAGE DOOR	Colorsteel Ribline sectional garage door. Automatic opener with two remotes.

### 03, INTERIOR FINISHES

INTERIOR WALLS	GIB lining, stopped to Level 4 paint finish.
CEILING	Trusses with flat ceiling. Scissor truss with raked ceiling to kitchen, living, and dining (where applicable, refer to plan).
THERMAL INSULATION	Insulation as per Building Code.
INTERNAL DOORS	Flush MDF, hollow core.



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### 04, KITCHEN

KITCHEN DESIGN	Bespoke design in a light colour scheme.
FLOOR	Engineered timber flooring.
BENCHTOP	Engineered stone, UniQuartz White Sand.
CABINETRY	Laminex Melteca, D-handles, soft-close doors and drawers.
SINK	Stainless steel undermount sink.
TAPWARE, MIXER	Gooseneck kitchen tap, Brushed Nickel.
SPLASHBACK	100 x 300mm subway tiles, White Gloss.
OVEN	Bosch.
COOKTOP	Bosch gas cooktop.
RANGEHOOD	Bosch rangehood, integrated where applicable.
DISHWASHER	Bosch.
FRIDGE	Client to supply.
SCULLERY	Engineered stone, UniQuartz White Sand (where applicable, refer to plan).

### 05, LOUNGE & DINING

CEILING HEIGHT	2.4m or 2.7m depending on typology, refer to plan.
FLOOR	Engineered timber flooring.

### 06, BEDROOMS

CEILING HEIGHT	2.4m stud.
FLOOR	Carpet. Solution-dyed nylon, cut pile, 4kg (5kg), with 12mm foam underlay.
WARDROBES	Custom-built wardrobe system with integrated joinery.
ROLLER BLINDS	Blackout.
ELECTRICAL, USB POINTS	Full provision throughout, refer to plan.



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### 07, ENSUITE & BATHROOMS

SHOWERS	Acrylic tray with tiled shower walls and glass panels.
BATH	Acrylic back-to-wall freestanding bath (where applicable, refer to plan).
FLOOR & WALLS	Large-format porcelain tiles to floor and walls.
TAPWARE, SHOWER MIXER	Slide shower set with rainhead, Brushed Nickel.
VANITY	Wall-hung, acrylic top, soft-close drawers (width refer to plan).
MIRROR	Mirror to suit vanity width.
TOWEL RAIL	Heated towel rail, ladder style.
TOILET SUITE	Back-to-wall style.

### 08, GARAGE

FLOOR	Crusade UV garage carpet, Anthracite.
SECURITY	LED twin security light.

### 09, LAUNDRY

TUB & CABINET	Laundry tub with tap and integrated storage.
WASHING & DRYING MACHINES	Client to supply.

### 10, BUILDING SERVICES

#### ELECTRICAL

HEATING	Heat pump to living area.
BROADBAND, FIBRE	Fibre-ready data point.
LIGHTING	LED lighting.
SMOKE DETECTION	As per Building Code.
SECURITY	Yale digital lock system to front entry door.
HOT WATER	Gas reticulation for kitchen and hot water heating, per unit.

#### OUTDOOR



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CONCRETE PATIOS	Concrete patios as per plan.
LIGHTING	Entrance, patio area, and garage side door.
WATER RETICULATION	Exterior tap.
<b>11, LANDSCAPING</b>	
PRAGMA LANDSCAPE DESIGN	Landscape design and planting as per RC-approved plans.

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END OF SCHEDULE