

Some Key Features

Concrete slab	Ecomax 1 from Holcim
Conc slab waterproofing membrane	100% recycled plastic builder's film (Black film) from ARC
Metal roof	Surfmist (thermotech technology) metal roofing from Bluescope
Bricks	Austral Boxer Lightweight commons (refer to scope of works) from Austral
Wall (exterior and interior) and roof framing	Plantation Radiata Pine LOSP treated from sustainable plantation from Bay Timber
Cladding	Light weight cladding (to light weight walls and reverse brick veneer walls) of Scyon products (Matrix and Axon) from James Hardie. House wrap (Rhino RP51B foil wrap or similar) to walls behind cladding
Architraves and skirting boards	Profiled architrave for paint finish – Pine jamb sets throughout, FSC certified pre primed finger jointed pine architraves and skirtings from Corinthian
Paint	Taubman's Pure Performance Exterior Range Low VOC paints from Taubmans
Door frames	Finger jointed pine from Corinthian
Window glazing	Windows: Low-E clear double glazing throughout to all windows – 4/12/4 (4mm Energy Advantage, 12mm air gap, 4mm clear glass) from Wideline (in turn from Viridian) Stacker door to courtyard 6.38mm single glazed ComfortPlus clear glazing from Wideline (in turn from Viridian) Bifold doors to B1 & Alfresco: Low-E clear double glazing 4/12/4 (4mm Energy Advantage, 12mm air gap, 4mm clear glass). Stacker door to courtyard 6.38mm single glazed ComfortPlus clear glazing from Wideline (in turn from Viridian) B2 hinged door: Low-E clear double glazing 4/12/4 (4mm Energy Advantage, 12mm air gap, 4mm clear glass) from Wideline (in turn from Viridian) Stacker door to courtyard: 6.38mm single glazed ComfortPlus clear glazing from Wideline (in turn from Viridian) Entry door & entry glazing: 6.38mm single glazed ComfortPlus clear glazing from Corinthian (in turn from Viridian)
Porch and alfresco deck	ModWood – Silver Gum from ITI Technologies
Pest treatment system	Trithor by Ensystem Australia
Insulation	Roof: Anticon blanket Ceiling: R6.0 glasswool batts to all areas (including garage and alfresco) from Fletcher insulation External walls: R2.7 high density glasswool sonobatts (fits 90mm studs) throughout to all walls (including garage) Internal walls: High density R2.7 glasswool batts (SonoBatts) to garage internal walls Wall insulation from Fletcher Insulation
Garage door	Multilite sectional overhead translucent garage door (Solar grey muticell polycarbonate inserts 10mm thick in aluminium frame). Garage door with side mounted motor from Gliderol
Kitchen cupboards	Fully lined cupboards, 1mm PVC edge laminate finish to doors. Standard E1 particle board carcass with laminate finish by Wilsonart

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Bench tops	Standard E1 Laminate benchtop
Kitchen tap	Oasis vegie spray (2757.044A), 4 star water rating
Oven	Technika side opening door oven TO106MDST-L 600 (left hinged door) by Technika
Cooktop	Technika 600 wide gas cooktop H640SXPRO
Dishwasher	Single drawer dishwasher – DD60SDFTX6 EZKleen Stainless Steel Single Tall. Energy rating 3 stars (consumption 136kWhr/yr), Water rating 4 stars (consumption 6.7L) from Fisher & Paykel
Fridge	Electrolux ETM 4200 SC, 416 litres, energy 3.5 stars new rating (5 stars old rating) from Electrolux
Washing machine	Electrolux EWF1074 (7kg) front loading washing machine, energy 4 stars, water 4 stars from Electrolux
Toilet	Caroma Care 800 WFCC Suite (fully concealed accessible toilet) (4 star) AS1428.1 compliant from Caroma True Care product range
Bathroom tapware	Basin – Hansa Medica Prado Green basin mixer (6 star <4.5 litres/min) (041222460037). Shower – Hansa Medica Piccolo shower mixer (Hot + cold) (041470176). Virtue Plus Starsafe II shower set (3 star - 9 litres/min flow rate), (with 900mm rail) (782732) from Caroma (True Care product range)
Laundry tap	G Series Standard Wall Sink Set 150mm (G91842C4A) from Caroma's true care range. 4 star water rated. Supplied by Caroma/GWA
Hot water system	340 gas boosted 2 panel solar hot water system Model 511340/2NPT-G plus Natural gas connection to cooktop, hot water system plus one internal heating point provided as standard from RHEEM
Hot water diverter	Redwater diverter (diverts cold water in hot water pipes to R/W tank) diverter (valves) at 3 locations – kitchen, bathroom and laundry manufactured by Redwater Australia
Photovoltaic system	4.56kW system (24 panels) using Tianwei panels from King & Lewis (in turn from Energy Aware)
Light and power points	LED downlights from Bright Green (with no transformers) and CFL wall/pendant lights
Garbage sorter bins	Garbage sorter bins, Model 00 48946 EKO2PK from Your Home Kitchens – Hettich
Flooring	Alto Mocha DC Porc Honed Rectified 10 rated tiles throughout including garage, laundry, living rooms, bedrooms, kitchen & bathroom from Beaumont Tiles
Rainwater tank	10,000L underground concrete tank supplied by Plumber (recommended tank supplier Sydney Water Tanks)