

SCHEDULE 2

Proposed Schedule of Finishes

Specifications, Inclusions and Colour Schemes for Lots at Vista Green Community Titles Scheme

General

- Plans and Specifications for submission to Brisbane City Council and Private Building Certifier
- All necessary Brisbane City Council costs, applications and inspections
- Qleave Portable Long Service Levy
- Queensland Building and Construction Commission (QBCC) construction insurance
- Engineers soil test and slab design
- Setout of townhouse by surveyor

Structural Warranty

- Six (6) years structural guarantee as per Queensland Building and Construction Commission (QBCC)

Services

- Connection of 20mm water supply
- Connection of 100mm sewer to main sewer
- Connection of downpipes to storm water discharge point or kerb
- Provision for connection of single phase underground power supply from electrical distribution board or electrical pillar. Developer to arrange for the electrical meter to be installed however purchaser to arrange for the connection of power
- Pre wiring of phone cable to townhouse including 3 phone points (Kitchen, Bedroom 1 and Bedroom 2). Purchaser to arrange for the connection of phone

Footing and Slab

- Engineer designed, inspected and certified footing and slab system

Steel Wall Frames and Steel Roof Trusses

- Engineer designed, inspected and certified steel wall frames and steel roof trusses

Termite Protection

- Termite protection collars to slab penetrations
- Visual concrete barrier as external barrier

Kitchen

- Essa Stone bench tops as per colour schedule
- Laminated cupboard doors with 2mm edging as per colour schedule
- Laminated overhead cabinets as per colour schedule
- One bank of drawers

Appliances

- Venini (GCE6000.1) ceramic electric cook top
- Venini (VE064SS) stainless steel fan forced oven
- Venini (VDW60S) stainless steel dishwasher
- Venini (GEH6017) stainless steel 600mm slide out range hood
- Rinnai (EHF250S36) 250 Litre Electric Hot Water Heater

Electrical

- Earth leakage safety switch in electrical switch box
- Ceiling Fan/Light Combinations: 2 (Bedroom 2 and 3) white in colour
- Lights (2 Storey): 10, Light fittings white in colour with energy efficient lamps and 1 external bunker light
- Light, Fan and Heat Lamp (3 in 1 combination): 2 (Ensuite and Bathroom)
- Double power points: 12 double power points
- Single power points: 4 (fridge, range hood, dishwasher and roller door garage motor)
- Direct wired smoke alarms with battery back up: 3 (Hallways and base of Stairwell)
- TV points: 2 (Bedroom 1 and Living Room)

Air Conditioning

- 3.5kw Split System reverse cycle air-conditioner as shown on plan to Dining/Kitchen area
- 2.5kw Split System reverse cycle air-conditioner as shown on plan to Bedroom 1

Vanities

- Bathroom: 900mm custom built two door cupboard with Essa Stone bench top (as per colour schedule) with white china semi recessed basin
- Ensuite: 900mm custom built two door cupboard with Essa Stone bench top (as per colour schedule) with white square vessel china basin

Bathroom, Ensuite and Toilet Fittings

- Shower Screens: Clear laminated glass pivot shower screen in powder coated aluminium frame
- Mirrors: 900mm high x 1400mm long powder coated aluminium framed mirror to Bathroom
900mm high x 1200mm long powder coated aluminium framed mirror to Ensuite
- Towel Rails: ENO - 5016 c/plated double 600mm towel rail to Ensuite and Bathroom
- Toilet Roll Holders: ENO - 1309 c/plated toilet roll holder to Ensuite, Bathroom and Toilet

Tapware

- Basin: Pin lever chrome plated Basin Mixer
- Bath: Pin lever chrome plated Bath Mixer
- WC: Wall mounted China basin with single lever basin mixer.
- Shower: Pin lever chrome plated Shower Mixer
- Laundry: W/- H&B chrome plated Top Assembly
- Kitchen: Single lever chrome plated Sink Mixer and dishwasher tap under cabinet
- External: 2 garden taps

Sanitary Items

- Kitchen Sink: One and Half Bowl Stainless Steel Sink
- Laundry Tub: White MC10 Glo-tub
- Bath: Pressed metal bath
- Toilet Suites: Gemini Cottage 4.5/3 litre dual flush toilet suites

Brickwork

- Face brickwork (as per colour schedule) with raked off white mortar joints

Roofing

- Colourbond fascias and gutters as per colour schedule
- Custom Orb Colourbond roofing as per colour schedule
- Roof pitch as indicated on plans
- Painted PVC down pipes

Windows

- Aluminium powder coated sliding windows and sliding doors as per colour schedule

Garage

- Lined with plasterboard and painted
- Automatic garage roller door with 2 remote handsets as per colour schedule

Doors, Architraves and Skirting

- Front Entry Door: Corinthian Flair 4 or similar (paint grade)
- Internal Doors: Corinthian Stanford or similar (paint grade)
- Front Entry Door Furniture: Whitco Lever – Bevel Chrome Plated Entry Set
- Internal Door Furniture: Whitco Lever – Bevel Chrome Plate Privacy Sets to Ensuite, Bathroom and Toilet. Whitco Lever – Bevel Chrome Plated Passage Sets to remainder
- All hinges are chrome plated
- 42 x 12mm Architraves and 66 x 12mm Skirting (Square DAR FJ Pine)

Robes and Linen Cupboards

- Linen Cupboard: 4 painted shelves
- Robe Cupboards: 1 painted shelf with 19mm chrome plated hanging rail
- Bedroom 1 Cupboard Doors: powder coated aluminium framed sliding doors with mirror inserts
- Bedroom 2 and 3 Cupboard Doors: powder coated aluminium framed sliding doors with vinyl inserts
- Linen Cupboard Doors: Corinthian Stanford or similar (paint grade)

Linings

- 10mm Plasterboard lining to internal walls and ceilings with 90mm cornice, 10mm WR Plasterboard to Ensuite and Bathroom walls
- Hardiflex linings to eaves and porch areas

Painting

- Interior: Low-Sheen to walls as per colour schedule
Gloss to Architraves, Skirtings, Doors and Stair Stringers as per colour schedule
Flat to ceiling as per colour schedule
- External: Low-Sheen to eaves and porch as per colour schedule

Tiles

- All tiles as per colour schedule and installed square to main wall
- Kitchen: 600mm high splash back, wall grout to match wall tile
- Bathroom/Ensuite: 2000mm high to shower enclosure with one feature strip as per colour schedule
One soap holder per shower mounted on tap wall
Shower recess floor tiles installed on the diagonal from floor waste
600mm high tiles around bath
200mm high skirting tile
Wall grout to match wall tiles
Floor tiles with natural grout
- Laundry: 600mm high splash back tile to laundry tub, wall grout to match wall tiles
Floor tiles with natural grout
- Toilet: Floor tiles with natural grout
- Floor tiles: Floor tiles to all internal floor areas except Garage, Store, Bedrooms, Bedroom Robes, Walk In Robe, Linen Cupboard, Hallway and Stairs. Note: Borders, friezes, entry features and diagonally laid tiles are not included

Carpet

- Installed to Bedrooms, Bedroom Robes and Walk In Robe, Linen Cupboard, Hallway and Stairs as per colour schedule

Cleaning

- Builders Clean

Landscaping

- Landscaping as per Approved Landscape Plans which typically includes:
- 1800mm high timber fencing comprising of CCA hardwood posts and three CCA pine rails with 100 x 16mm CCA pine palings.
- CCA hardwood retaining walls where required
- Turf, Plants and Gardens
- Spray irrigation system to Private Courtyard Gardens
- Lightly Exposed 20/10/80 concrete to driveway, courtyard and paths

Security Screens

- Single lock hinged security screen to front door and security screens to all windows and sliding doors

Vertical Blinds

- Vertical Blinds to all windows and sliding doors except

Insulation

- R2.5 Insulation to ceiling of roof spaces

Clothes Line

- Folding wall mounted cloths line fixed to brickwork or fence

Note: All selections are to be from ROYCORP Pty Ltd Standard Builders Range of fixtures and fitting and subject to change without notice

Colour Scheme - External A

Client Name	Vista Green Pty Ltd
Address	160 Bagnall Street, Ellen Grove 4078
Development	Vista Green Community Titles Scheme
Lots	1-3, 10-12, 19-21, 22-26, 42-45, 56-59, 63-65, 74-76, 80-83, 94-97, 105-107, 116-118, 127-131, 135-138, 146-148, 152-155, 162-163, 168-169, 174-175, 180-181, 186-187 and 192-193

LOCATION	ITEM	COLOUR	CODE	MANUF'	FINISH	COMMENTS
External	Single Brick	Limestone	Character	Austral Bricks	Ivory mortar	
	Double Brick	Venice	Vogue	Austral Bricks	Ivory mortar	
	Cladding Colour	String	P13B6	Dulux	Low Sheen	
	Roofing	Dune		Colourbond		
	Gutters	Dune		Colourbond		
	Fascia	Woodland Grey		Colourbond		
	Eaves/Soffits	Natural White	PN1E1	Dulux	Low Sheen	
	Downpipes	Natural White	PN1E1	Dulux	Low Sheen	
	Patio Posts	Black		Dulux	Low Sheen	
	Timber Decking	Natural CCA Pine	Shot edge		Nil	
	Deck Fascia	Natural CCA Pine			Nil	
	Handrails	Black	Aluminium		Powder Coated	
	Window/Door /Security Frames	Black				
	Glass Wet Area	Obscure			Obscure	
	Glass General Areas	Clear			Clear	
	Garage Door	Dune		Colourbond	Roller Door	
	Entry Door	String	P13B6	Dulux	Gloss	

Colour Scheme - External B

Client Name	Vista Green Pty Ltd
Address	160 Bagnall Street, Ellen Grove 4078
Development	Vista Green Community Titles Scheme
Lots	4-6, 13-15, 27-30, 38-41, 49-51, 60-62, 70-73, 84-87, 91-93, 102-104, 108-111, 122-126, 139-142, 143-145, 156-159, 160-161, 166-167, 172-173, 178-179, 184-185 and 190-191

LOCATION	ITEM	COLOUR	CODE	MANUF'	FINISH	COMMENTS
External	Single Brick	Leisure	Everyday	Austral Bricks	Ivory mortar	
	Double Brick	Florence	Vogue	Austral Bricks	Ivory mortar	
	Cladding Colour	Antique	P16B5	Dulux	Low Sheen	
	Roofing	Gully		Colourbond		
	Gutters	Gully		Colourbond		
	Fascia	Woodland Grey		Colourbond		
	Eaves/Soffits	Natural White	PN1E1	Dulux	Low Sheen	
	Downpipes	Natural White	PN1E1	Dulux	Low Sheen	
	Patio Posts	Black		Dulux	Low Sheen	
	Timber Decking	Natural CCA Pine	Shot edge		Nil	
	Deck Fascia	Natural CCA Pine			Nil	
	Handrails	Black	Aluminium		Powder Coated	
	Window/Door /Security Frames	Black				
	Glass Wet Area	Obscure			Obscure	
	Glass General Areas	Clear			Clear	
	Garage Door	Gully		Colourbond	Roller Door	
	Entry Door	Antique	P16B5	Dulux	Gloss	

Colour Scheme - External C

Client Name	Vista Green Pty Ltd
Address	160 Bagnall Street, Ellen Grove 4078
Development	Vista Green Community Titles Scheme
Lots	7-9, 16-18, 31-34, 35-37, 46-48, 52-55, 66-69, 77-79, 88-90, 98-101, 112-115, 119-121, 132-134, 164-165, 170-171, 176-177, 182-183 and 188-189

LOCATION	ITEM	COLOUR	CODE	MANUF'	FINISH	COMMENTS
External	Single Brick	Pepper	Urban One	Austral Bricks	Ivory mortar	
	Double Brick	Milan	Vogue	Austral Bricks	Ivory mortar	
	Cladding Colour	Kahlua Milk	P15C3	Dulux	Low Sheen	
	Roofing	Surfmist		Colourbond		
	Gutters	Surfmist		Colourbond		
	Fascia	Woodland Grey		Colourbond		
	Eaves/Soffits	Natural White	PN1E1	Dulux	Low Sheen	
	Downpipes	Natural White	PN1E1	Dulux	Low Sheen	
	Timber Decking	Natural CCA Pine	Shot edge		Nil	
	Deck Fascia	Natural CCA Pine			Nil	
	Handrails	Black	Aluminium		Powder Coated	
	Window/Door /Security Frames	Black				
	Glass Wet Area	Obscure			Obscure	
	Glass General Areas	Clear			Clear	
	Garage Door	Surfmist		Colourbond	Roller Door	
	Entry Door	Kahlua Milk	P15C3	Dulux	Gloss	

Colour Scheme - Interior

Client Name	Vista Green Pty Ltd
Address	160 Bagnall Street, Ellen Grove 4078
Development	Vista Green Community Titles Scheme
Lots	1-193

	ITEM	COLOUR	CODE	MANUF'	FINISH	COMMENTS
Internal	Walls	Whitsunday Island	PN2A2	Dulux	Low Sheen	
	Architrave/Skirting/ Doors/Staircase	Whitsunday Island	PN2A2	Dulux	Low Sheen	
	Ceiling	Ceiling White		Dulux	Flat	
	Robe Frames	White			White Frames	
	Bed 1 Robe Doors	Mirror				
	Bed 2 & 3 Robe Doors	White	Vinyl			
	Linen Cupboard Frame	White			White Frames	
	Linen Cupboard Doors	White	Vinyl			
	Doors	Whitsunday Island	PN2A2	Dulux	Gloss	
	Door Hardware	Standard			Bright Silver	
	Tiles – Floors	Bistro Crema	450x450	Tile City		
	Tile – Walls Bathroom & Ensuite	White	400x200	Tile City	Gloss	
	Tiles – Feature	Bistro Crema	450x450	Tile City		

	Bathroom & Ensuite						
	Carpet	Pale Clay	Beat Street	Minister			
	Blinds	Cloud			Vertical Blinds		
Bathroom	Shower Screens	Standard Pivot	Clear Glass		Bright Silver		
	Mirror Frames	Standard			Bright Silver		
	Benchtops	Torrone	20mm	Essa Stone			
	Cupboards	Ash Woodline	5890	Formica	Velour		
	Kickboards	Brushed Aluminium		Formica	Brushed		
	Cupboard Handles	Standard			Bright Silver		
Ensuite	Shower Screens	Standard Pivot	Clear Glass		Bright Silver		
	Mirror Frames	Standard			Bright Silver		
	Benchtops	Torrone	20mm	Essa Stone			
	Cupboards	Ash Woodline	5890	Formica	Velour		
	Kickboards	Brushed Aluminium		Formica	Brushed		
	Cupboard Handles	Standard			Bright Silver		
Kitchen	Benchtops	Torrone	20mm	Essa Stone			
	Cupboards	Crystal White	3091	Formica	Velour		
	Feature Cabinets	Ash Woodline	5890	Formica	Velour	Above Benchtop Cabinets	
	Pantry	Crystal White	3091	Formica	Velour		
	Kickboards	Brushed Aluminium		Formica	Brushed		
	Splashback	White	300 x 600 rectified edge	City Tiles	Gloss		
	Handles	Standard					
Laundry		Modular Unit			MC10		