

SPECIFICATIONS

Ranier Sunrise, 4 Ranier Crescent, Varsity Lakes

GENERAL

- ◆ H.I.A. Building Agreement with Gold Card Endorsement. Council application fees. Preparation of plan and specification.
- ◆ Q.R.S.A. Insurance 6 months maintenance period with a special 10 year Structural Guarantee and Building Insurance.

EXTERNAL

- ◆ Engineer-designed footing and slab.
- ◆ 27° pitch concrete tile roof. Selected concrete tiles over sarking and insulated ceilings.
- ◆ Powder-coated aluminium windows and sliding doors in accordance with plans.
- ◆ Painted render external walls.
- ◆ Individual clothes-washing line per house.
- ◆ All plumbing and electrical connections in accordance with relevant codes, including storm water.
- ◆ Two external hose-cocks per house.
- ◆ Driveway stencilled pigmented.
- ◆ Timber fencing to rear.
- ◆ Common areas tastefully landscaped.
- ◆ Termite protection to all penetrations and external perimeter to Australian standards.
- ◆ Colour Bond fascia and quad gutter with rectangular down pipes painted as required.
- ◆ Feature entrance doors.

INTERNAL

- ◆ Air-conditioning in all living areas.
- ◆ Gyprock ceilings & walls with 90mm cornice.
- ◆ Colonial panel internal doors with Schlage door furniture.
- ◆ Colonial skirtings and architraves.
- ◆ One shelf and hanging rail to robes.
- ◆ Four shelves to linen cupboard and pantry.

GARAGE

- ◆ Single panel-lift Colour Bond door with automatic closer and two remote handsets.

Ranier Sunrise – uniquely versatile, quality residences for multi-option easy living

Ranier Sunrise Pty Ltd – Paul Button, Director

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SPECIFICATIONS continued

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KITCHEN

- ◆ Bench tops to be granite and post-formed laminated.
- ◆ Base and overhead cupboards doors: vinyl wrap finish with stainless steel 'D' handles.
- ◆ Rangehood, oven, ceramic cook top, pot draws and microwave position.
- ◆ 1^{3/4} bowl stainless steel sink with flick mixer taps.

BATHROOMS & WET AREAS

- ◆ Powder coated shower screens with clear laminate glass and pivot doors.
- ◆ Mirrors - length of vanity.
- ◆ Vanities - custom-built with post-formed laminated bench tops and vinyl wrap door finish with stainless steel handles, where noted, or polymarble vanities with feature doors.
- ◆ Taps - Irwell Project with chrome trims.
- ◆ WC - dual flush Tasman suite.
- ◆ Towel rails and toilet roll holders - chrome from the Belmore range

TILING

- ◆ Kitchen splash backs - tiled to underside of the overhead cupboards.
- ◆ Laundry - two rows of tiles behind tub.
- ◆ WC floors and skirting tiled.
- ◆ Bath/Ensuite floors, skirting and shower base tiled. Walls tiled to 1.8m above floor or as per bathroom drawings.

FLOOR FINISH

- ◆ Carpets in the bedroom areas.
- ◆ Beech wood Shipdeck Timbergrains floating floor to living areas.

PAINTING

- ◆ Ceiling, cornice and wall colours neutral.
- ◆ Internal and external timbers painted to paint manufacturer's specification.
- ◆ External colours as per designer's perspective and to paint manufacturer's specifications.

LANDSCAPING

- ◆ Garden beds and lawns in accordance with landscape plan.

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