

Building dreams from the ground up.



Hopetoun 259-LS

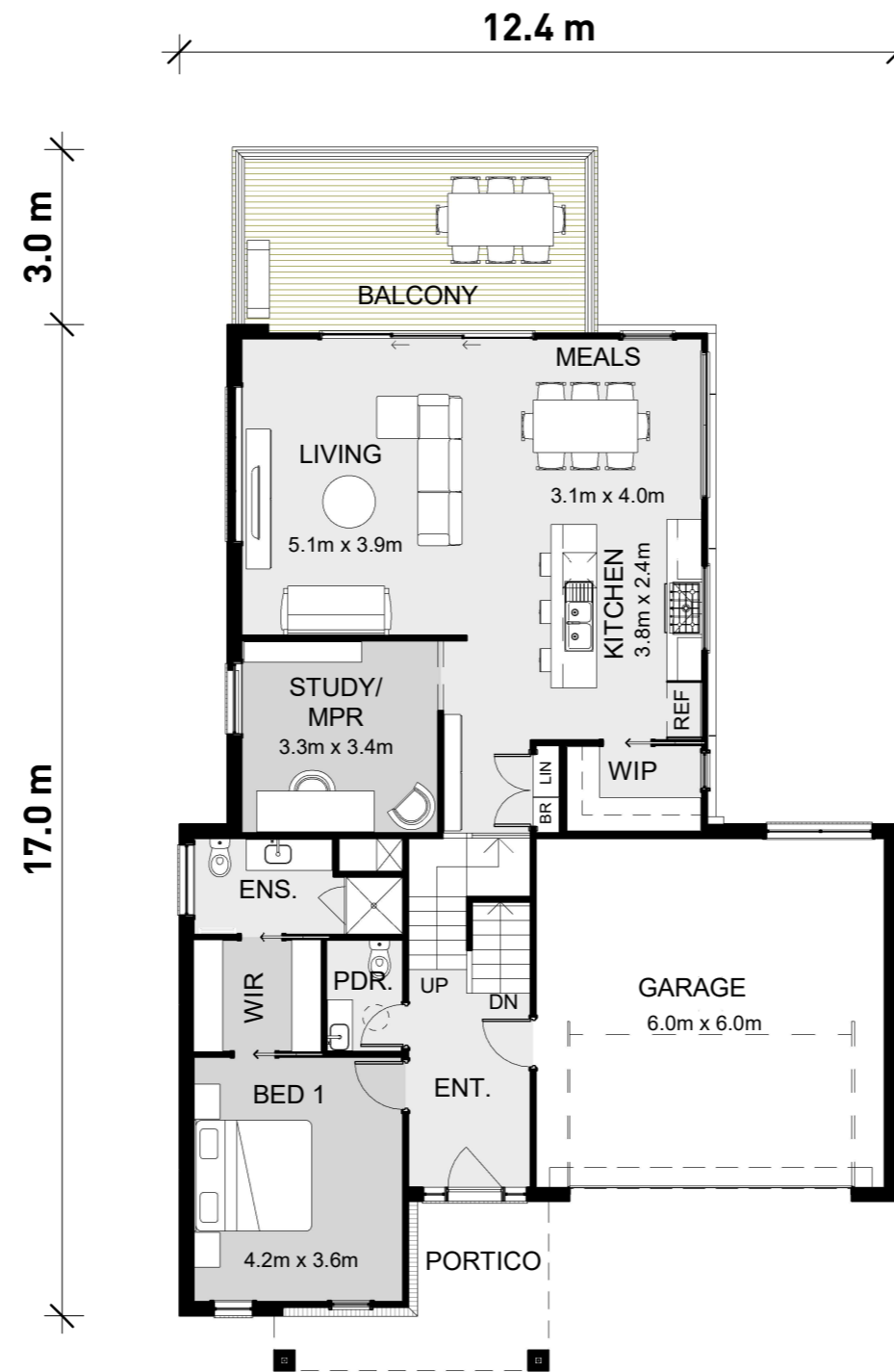
Like the Hopetoun Falls, the design of this home flows according to the lay of the land and is perfect for a block with downward slope.

The ground floor of the Hopetoun 259 LS positions the bedrooms around a central bathroom and family room. The master bedroom with walk-in robe and ensuite is located on the middle-level. The first floor is dedicated to entertaining with the kitchen and large open plan living areas opening out to the balcony where you'll be able to sit back and relax enjoying the elevated views. This floor also includes a generous study or multi-purpose room which is the perfect space for someone who works from home or it can be used as an additional living area or even an extra bedroom.

Additional options include alternative living/bedroom layout to connect the open plan living to the backyard, a fourth bedroom to the ground floor, adding a lounge to the front of the residence, a wider kitchen/living area and external stairs to the balcony.

Lot Width: 14.0m Min.
Lot Length: 27.0m Min.

	Area	Squares
Ground Floor Area	73.9 m ²	8.0
First Floor Area	71.4 m ²	7.7
Mid-Floor Area	45.8 m ²	4.9
Garage Area	40.2 m ²	4.3
First Floor Balcony Area	19.2 m ²	2.1
Portico Area	8.8 m ²	1.0
	259.5 m ²	27.9



Sales Plan. Mid & First Floor.

1 : 125



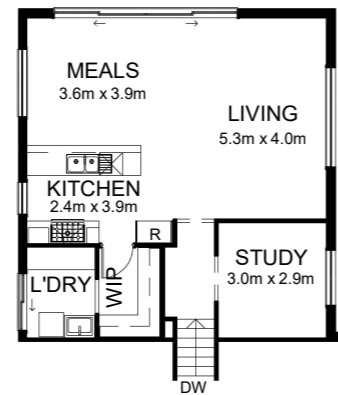
Sales Plan. Ground Floor.

1 : 125

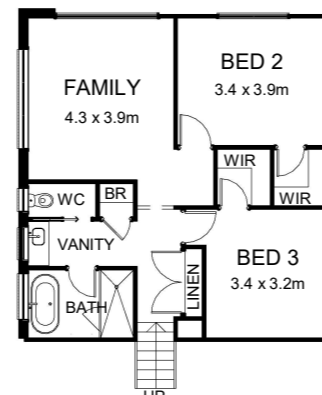
Option 1. Kitchen, Living, Meals @ Ground Floor.

Relocate kitchen, WIP, living, meals and study from first floor to ground floor. Relocate family room, bed 2, bed 3, bathroom & WC from ground floor to first floor.

Create WIR to bed 2 and bed 3 ILO robe.



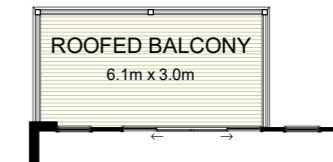
GROUND FLOOR PLAN



FIRST FLOOR PLAN

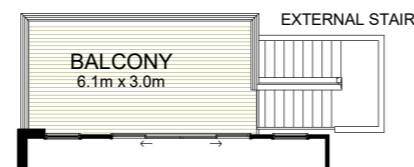
Option 4. Roof to Rear Balcony.

Provide roof to rear balcony with extended timber posts, beams & ceiling.



Option 2. External Stair to Rear Balcony.

Provide external timber stair from balcony level to ground level.

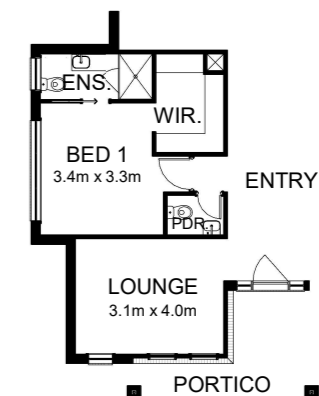


Option 5. Lounge/Master Bedroom.

(Note: Min. block width 15.24m²) Provide additional lounge to front of residence. Additional area: 8.5m².

Reconfigure bed 1, WIR, powder room & ensuite. Provide 1.2m x 0.9m insitu shr to ensuite ILO 1.6m x 0.9m. Include 1.1m x 0.6m vanity ILO 1.6m x 0.55m vanity. U-shaped WIR ILO walk thru robe.

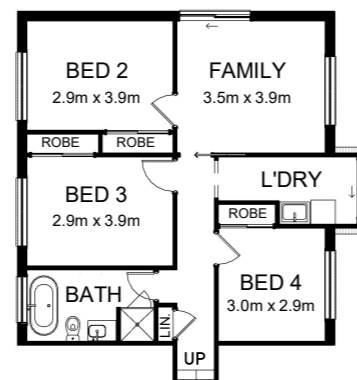
Provide wall mounted vanity with bottle trap to powder room ILO 0.9m x 0.55m vanity.



Option 3. 4th Bedroom to Ground Floor.

Delete powder room. Provide wc to bathroom.

Extend Laundry. Additional area 1.9m². Reduce width of family room. Create 4th bedroom with built in robe.



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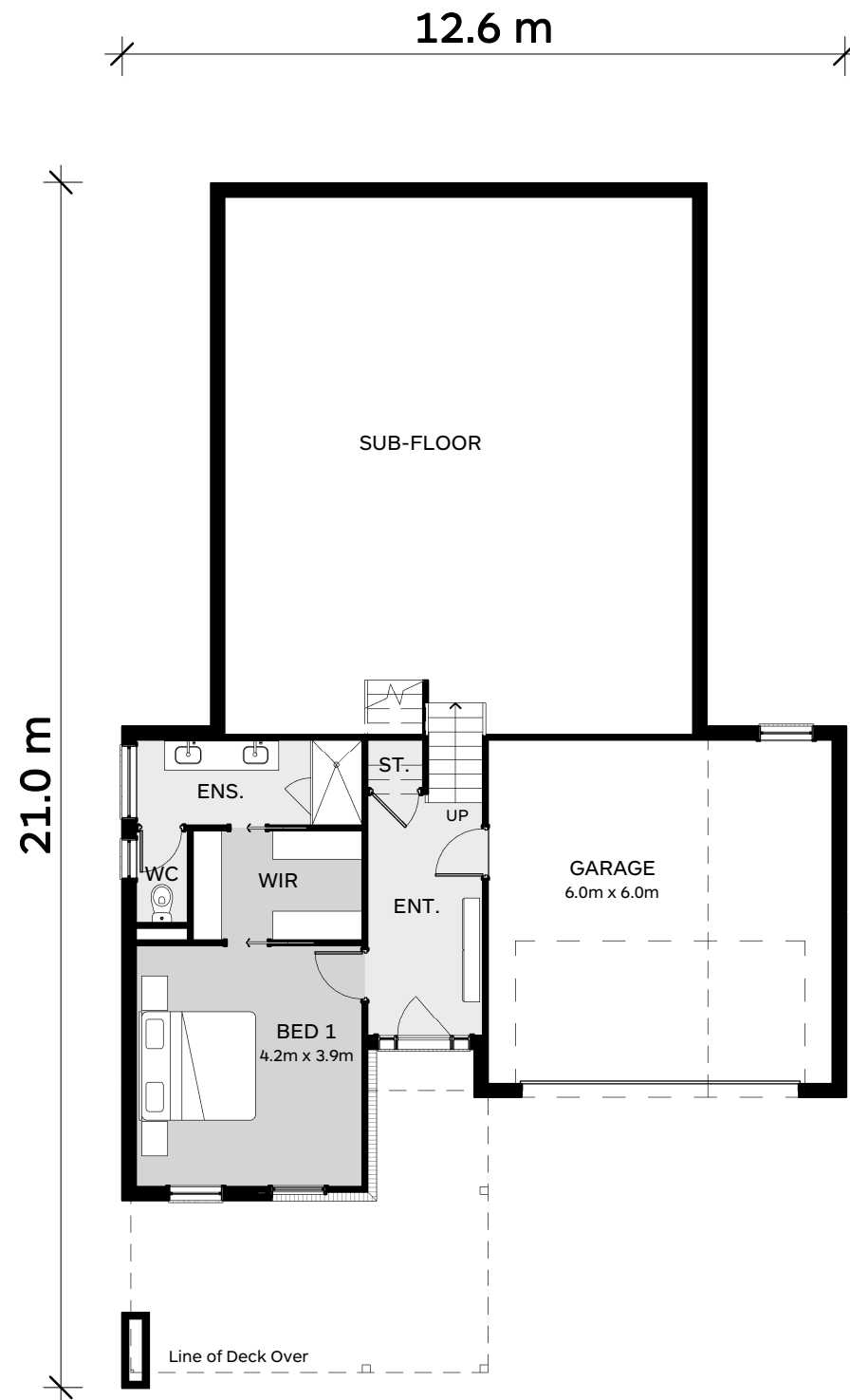
Hopetoun 267-HS

Just as the Hopetoun Falls slope across the Aire River, the Hopetoun 267 HS effortlessly solves design issues for owners of a block that slopes up a hill.

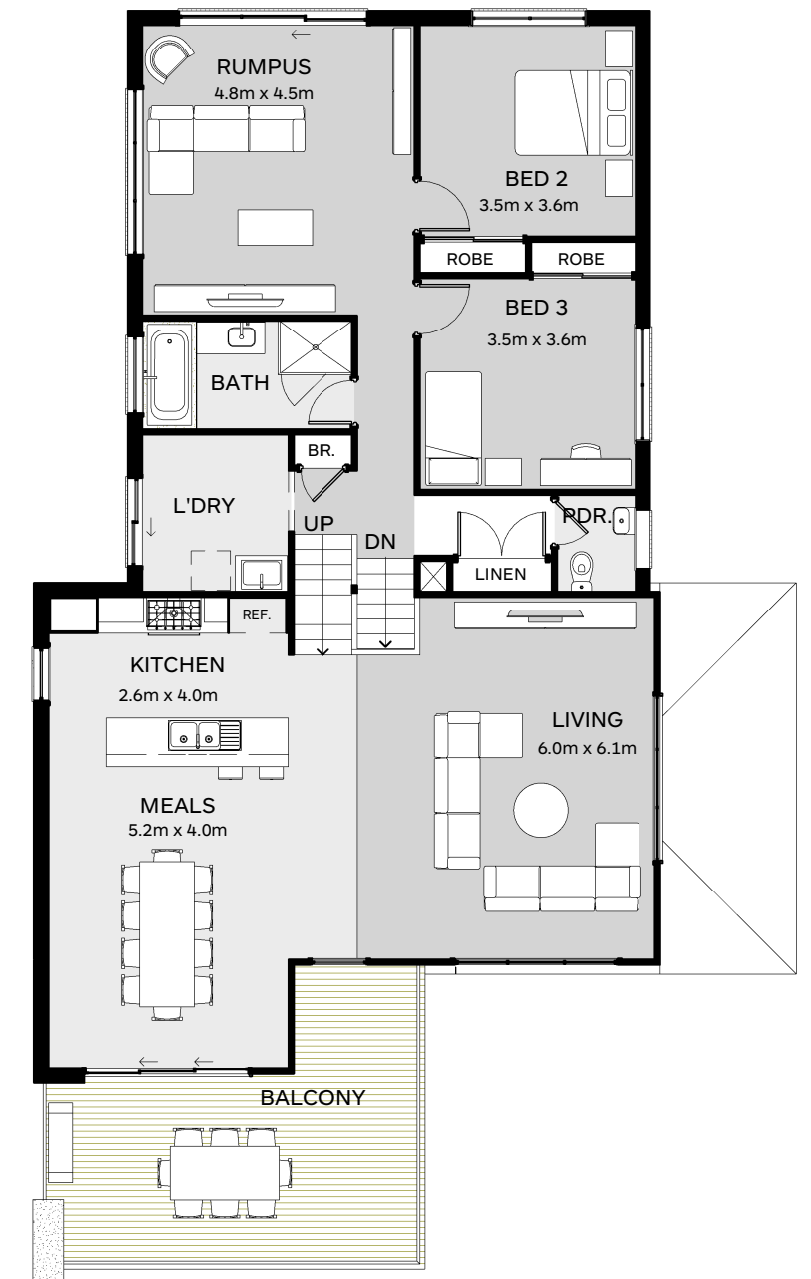
The entire ground floor of this home is a peaceful retreat for parents, with a generous master bedroom, ensuite and walk-in-robe. The kids' zone is located on the middle-level, with the bedrooms and rumpus room located around a central bathroom. The heart of the home is located on the top level, with an open plan kitchen, large living and meals area. The meals area opens out to a large decked balcony that provides a perfect place to entertain over elevated views.

Additional options include an alternative living/bedroom layout to connect the open plan living to the back yard a fourth bedroom, freestanding bath in the ensuite and extension of the kitchen with a walk-in pantry.

Lot Width: 14.50m Min.
Lot Length: 28.0m Min.



Sales Ground Floor Plan
1 : 125



Sales Mid & First Floor Plan
1 : 125

	Area	Squares
Mid-Floor Area	83.1 m ²	8.9
First Floor Area	71.9 m ²	7.7
Ground Floor Area	45.8 m ²	4.9
Garage Area	40.6 m ²	4.4
Balcony Area	23.2 m ²	2.5
Portico Area	1.8 m ²	0.2
	266.5 m ²	28.7

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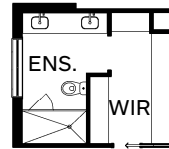
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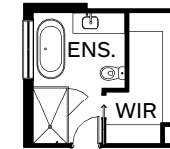
Option 1. Alternative Wir & Ens. Configuration.

Reconfigure WIR & Ensuite.
Provide openings ILO Cavity Sliding doors.
0.9m x 1.5m awning window ILO 1.0m x 0.6m & 1.0m x 1.2m. Delete WC door. Provide 2.2m wide vanity ILO 2.0m & 1.7m wide insitu-shr ILO 1.5m wide insitu-shr.



Option 2. ENS, WIR & Freestanding Bath.

Reconfigure WIR & ensuite.
Provide hinged door ILO cavity sliding door to ensuite. 1.4m wide single vanity ILO 2.0m wide double vanity unit. Include freestanding bath.

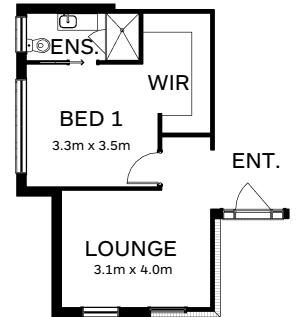


Option 3. Lounge/Master Bedroom.

(Note: Min. Block Width 15.24m.N)

Provide additional lounge to front of residence.
Additional area: 4.7m².

Reconfigure bed 1, WIR & ensuite. Provide 1.2m x 0.9m insitu shr to ensuite ILO 1.5m x 0.9m. Include 1.1m x 0.4m single vanity ILO 2.0m x 0.55m double vanity. U-shaped WIR ILO walk thru.



Option 4. 4th Bedroom to Mid-Floor Level

Relocate laundry & bathroom. Create 4th bedroom with 1.2m-1.8m awning window, built in robe and adjacent linen.

Provide play room ILO rumpus, 2 Panel sliding door ILO 3 Panel & 0.6-1.8 hi-lite awning window ILO 1.2m-2.7m awning window.
1.6m x 0.9m insitu shr to bathroom ILO 1.2m x 0.9m and 1.2m-1.5m awning window ILO 1.2m-1.2m.

Reduce bed 2 & 3 by 0.2m, add area to new laundry location. Upgrade l'dry fitout, Clark Astron SS trough (or similar) ILO standard SS trough.

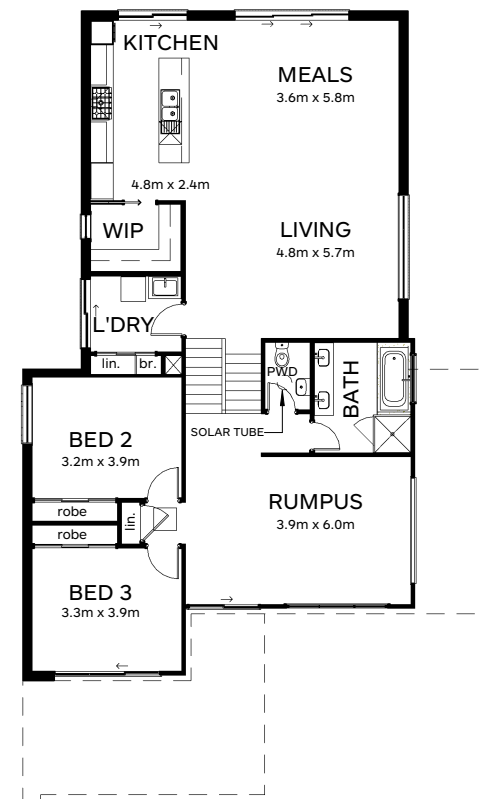


Option 6. Living/Kitchen & Meals @ Mid-level.

Relocate Living, Kitchen & Meals from first floor to mid-floor level. Provide WIP & wall oven tower to Kitchen. Relocate Linen and broom cupboard to Laundry. Adjust window types and sizes to suit.

Relocate Bed 2, Bed 3, Rumpus, Powder and Bathroom from mid-floor level to first floor. Provide double vanity to bathroom ILO single vanity. Add skylight to Powder room.

Adjust window types and sizes to suit.

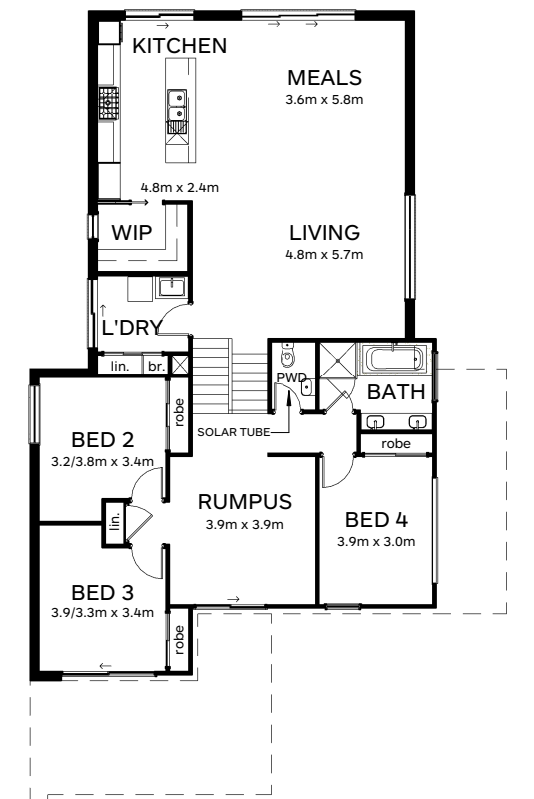


Option 7. Bed 4 to Option 6

Relocate Living, Kitchen & Meals from first floor to mid-floor level. Provide WIP & wall oven tower to Kitchen. Relocate Linen and broom cupboard to Laundry. Adjust window types and sizes to suit.

Relocate Bed 2, Bed 3, Rumpus, Powder and Bathroom from mid-floor level to first floor. Provide double vanity to bathroom ILO single vanity. Add Skylight to Powder room.

Provide additional area to first floor 2.8m², Adjust window types and sizes to suit.

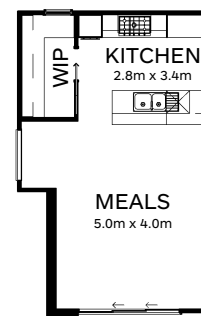


Option 5. Extended Kitchen W/WIP & Fitout Upgrade.

Extend area of first floor. Additional 3.7m². Cantilever first floor if required.

Delete joinery pantry unit & provided WIP with cavity sliding door, 1.0m x 0.6m awning window, bench & shelving as per. standard details.

Re-configure kitchen. Provide WO tower with microwave opening, concealed rangehood, 0.9m wide island bench with upstand and cupboards facing Meals. 0.6m X 1.2m hi-lite awning window ILO 1.8m X 0.9m awning window.



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2



2-3



2

Hopkins 250

Like the Hopkins Falls that flow over basalt rocks, the Hopkins 250's fluid design is the perfect solution for a block that falls across its frontage.

The lower level of this home includes the double garage, a large lounge room, and fourth bedroom, which overlooks the backyard.

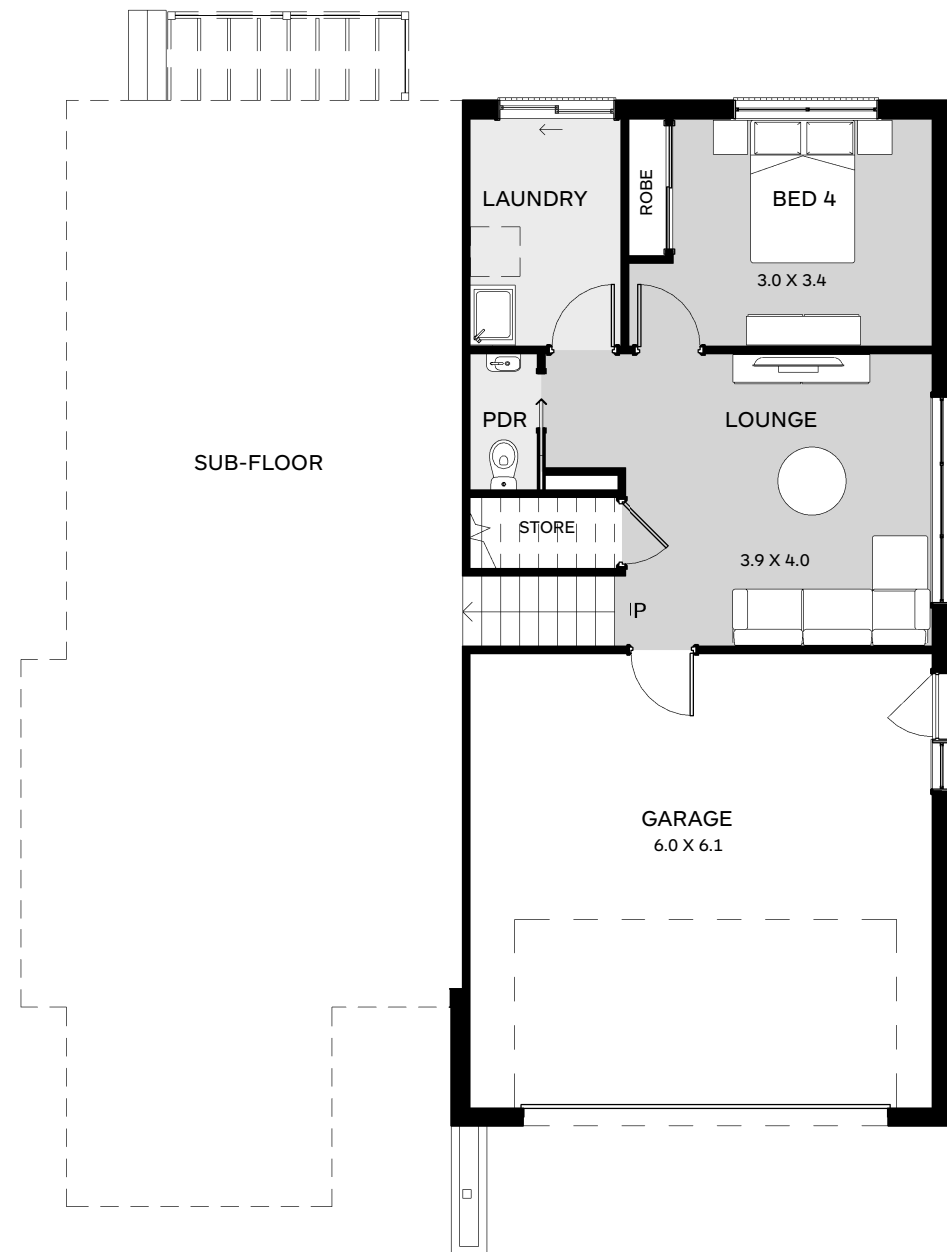
The mid and first floors include three further bedrooms. This includes the generous master bedroom which has 'his and hers' walk-in robes and ensuite.

Making the most of its elevated position is the bright and airy open-plan living, meals and kitchen. The well-appointed U-shaped kitchen has a walk-in pantry and plenty of storage.

A secluded study located at the front of the home provides a quiet space for those who work from home or for students.

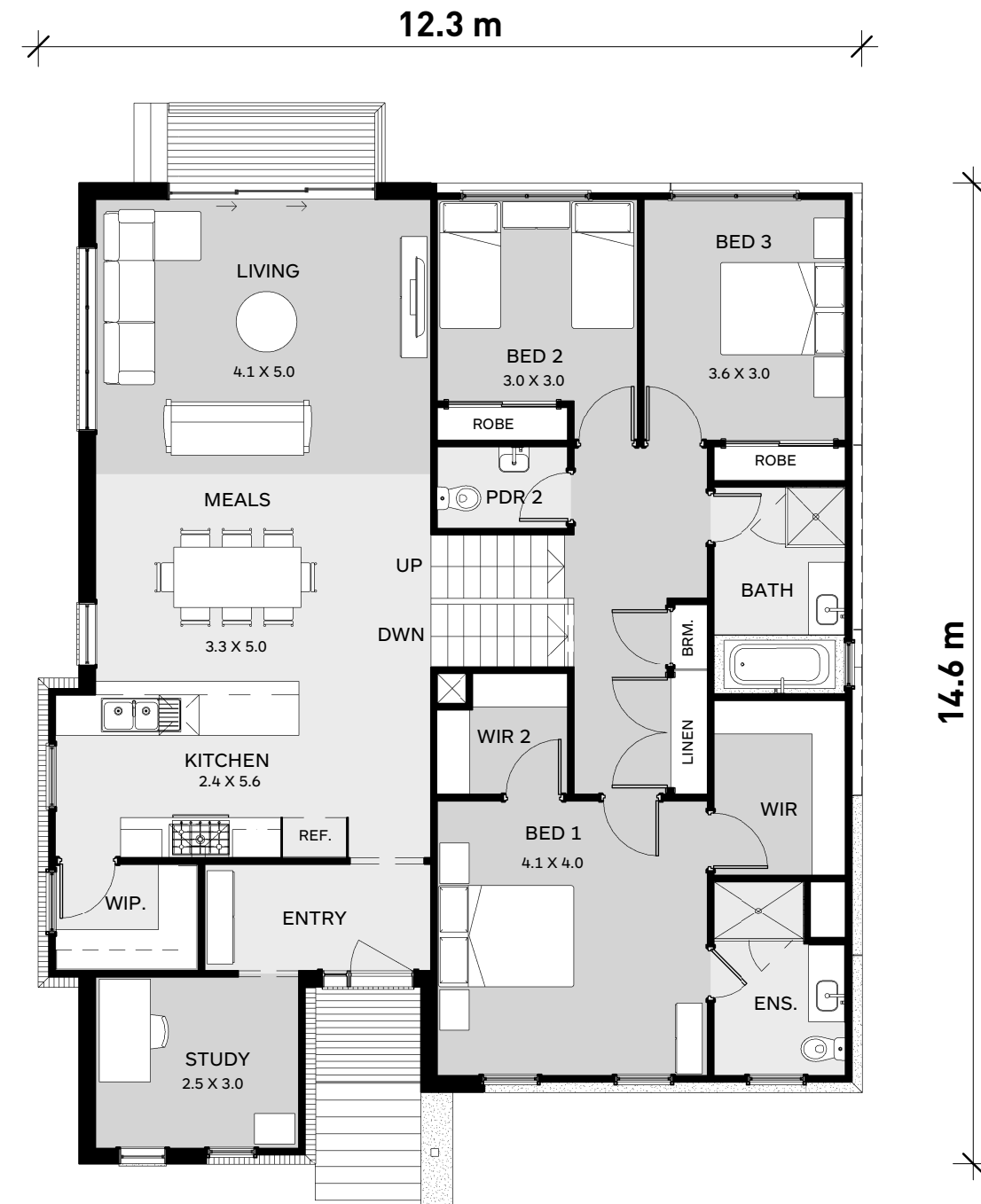
Lot Width: 15.24m Min.
Lot Length: 25.0m Min.

	Area	Squares
First Floor Area	83.5 m ²	9.0
Mid-Level Area	74.1 m ²	8.0
Ground Floor Area	46.6 m ²	5.0
Garage Area	41.0 m ²	4.4
Portico Area	4.6 m ²	0.5



Sales Ground Floor Plan

1 : 100



Sales Mid & First Floor Plan

1 : 100

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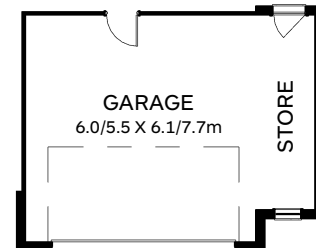
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Option 1. Garage Extension.

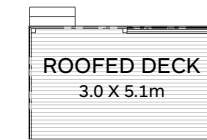
Extend garage by 1.5m (8.7m²) & create return.

Provide additional 1.8m X 0.6m awning window to front.



Option 4. Roofed Deck.

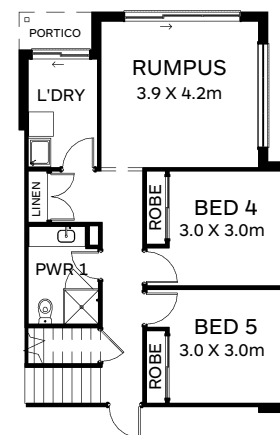
Provide 3.0 X 5.1m (15.3m²) roofed deck to rear of residence accessed from Living room.



Option 2. 5th Bedroom to Ground Floor.

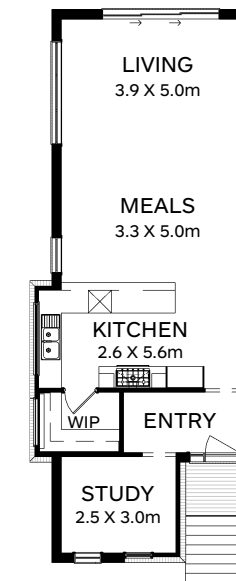
Extend ground floor to rear by 3.1m (20.5m²) and to side by 0.6m (4.0m²) to create additional bedroom.

Add shower and vanity unit to powder room.



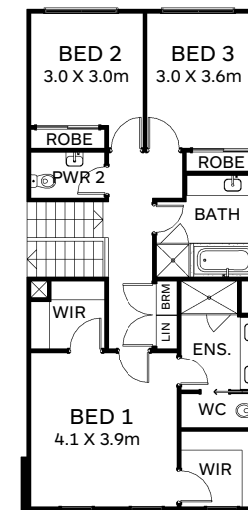
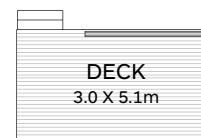
Option 5. L Shaped Kitchen.

Adjust WIP access point and provide fixed slot window. Increase kitchen width by 200mm (0.13m²) and provide L shaped kitchen bench ILO galley kitchen.



Option 3. Rear Deck.

Provide 3.0 X 5.1m (15.3m²) deck to rear of residence accessed from Living room



Option 6. Seperate WC to Ensuite.

Alter bathroom layout. Switch WIR and Ensuite location and provide seperate enclosed WC to Ensuite with window.

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4



2



2-3



2

Sheoak HS 234

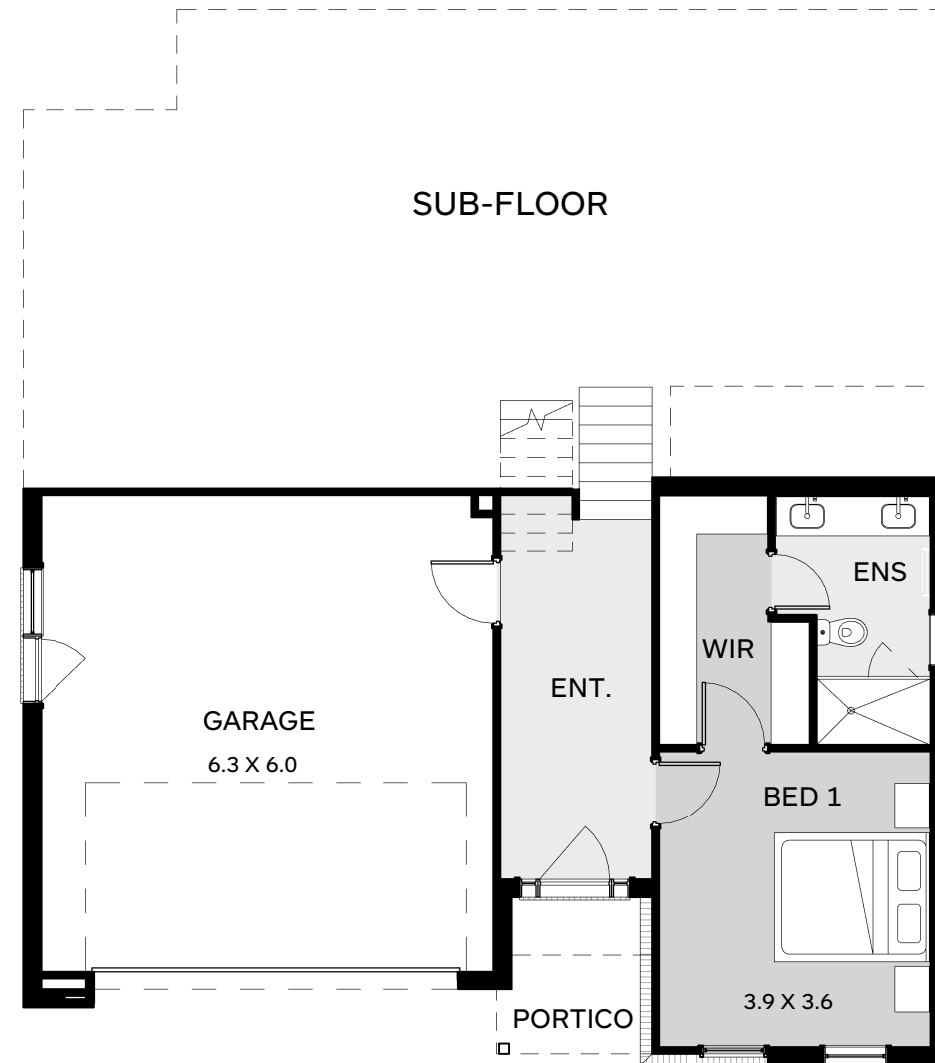
Just like its namesake, our architecturally designed Sheoak 234 HS enjoys the surrounding views and is the right home choice for owners with a block of land with upward slope.

The master bedroom of the Sheoak 234 HS is privately located on the ground floor and includes a generous walk-in robe and ensuite with a double vanity.

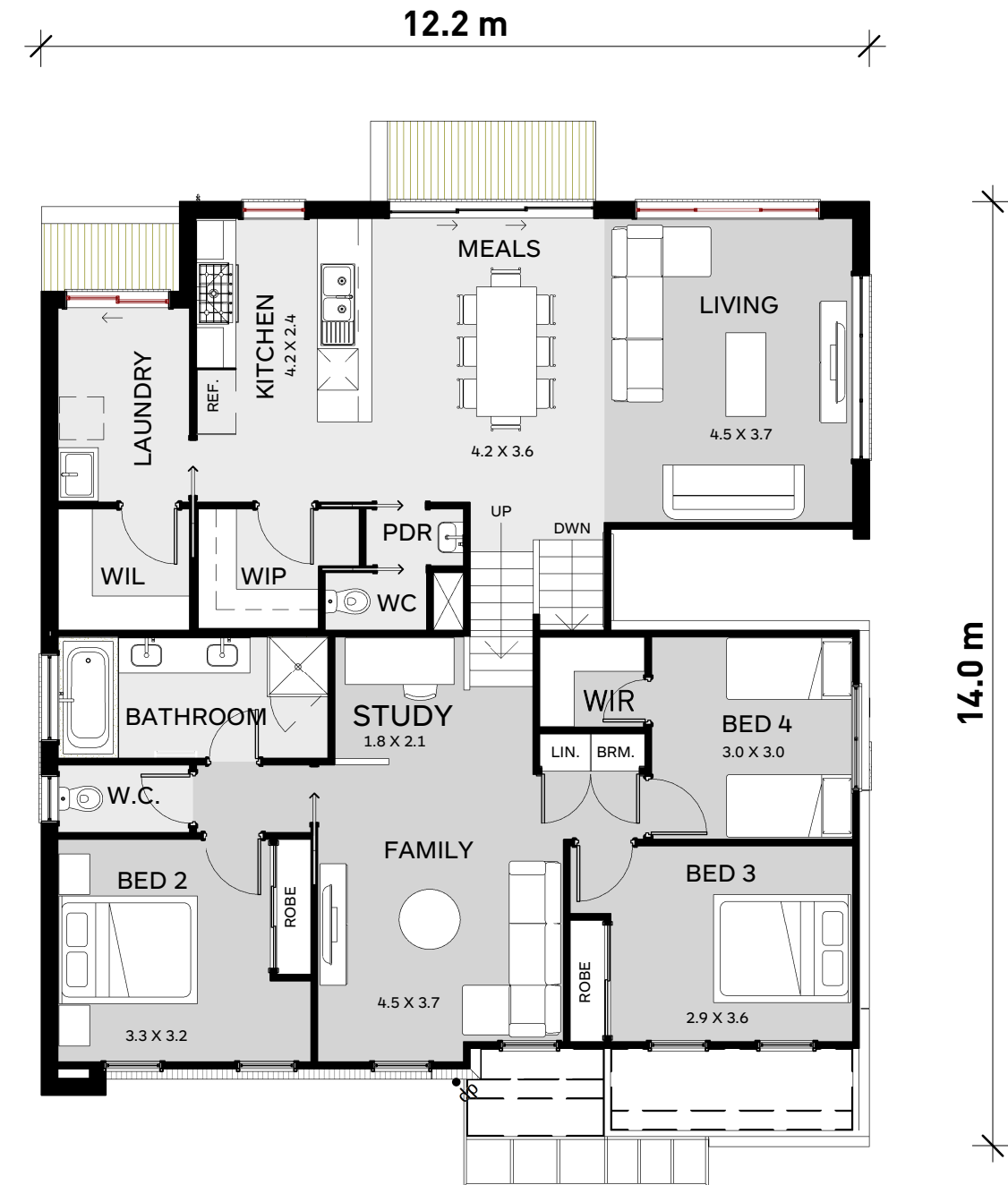
A further three bedrooms are located on the mid-floor level along with the main bathroom, a generous family area and study nook. The first floor is the hero of the home where open plan living and entertaining is central. The meals areas leads out to a deck — the ideal place to sit back and enjoy the view.

Lot Width: 15.8m Min.
Lot Length: 21.5m Min.

	Area	Squares
First Floor Area	78.3 m ²	8.4
Mid-Level Floor Area	69.0 m ²	7.4
Garage Area	42.1 m ²	4.5
Ground Floor Area	41.0 m ²	4.4
Portico Area	3.7 m ²	0.4



Sales Ground Floor Plan
1 : 100



Sales Mid & First Floor Plan
1 : 100

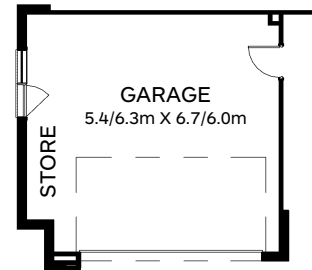
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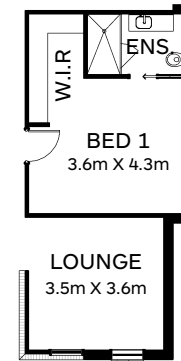
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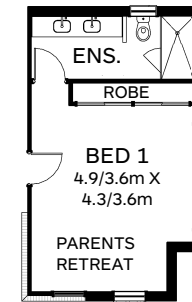
Option 1. Garage Extension.
Extend garage by 0.7m (4.3m²) & create return.



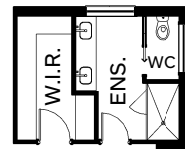
Option 4. Additional Living area adjacent Bed 1.
Extend Ensuite by 0.7m to right and 1.4m to rear (5.1m²).
Reduce size of Bed 1, Ensuite & WIR to create additional living area to front of residence.



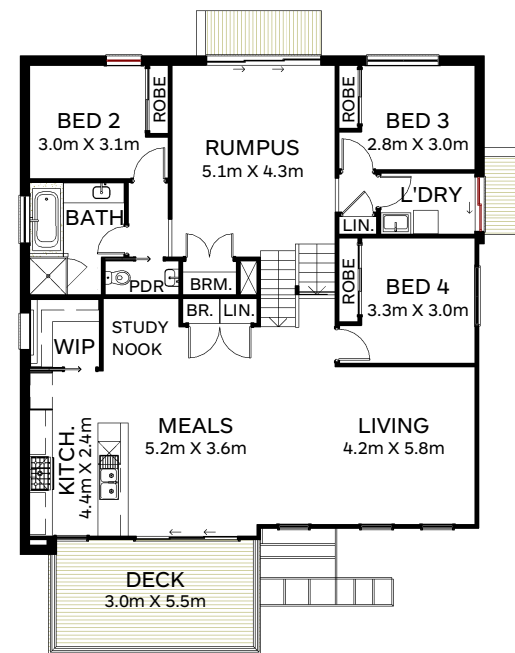
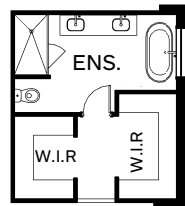
Option 5. Parents Retreat to Bed 1.
Extend Ensuite by 0.7m (3.9m²) to right.
Delete WIR, provide built in robe in lieu
Relocate Ensuite to create additional area to master bedroom.



Option 2. Seperate WC to Ensuite.
Extend Ensuite by 0.7m (3.9m²) to right.
Provide seperate entry to Ensuite, with enclosed WC. Additional window 1.0 X 1.2m.

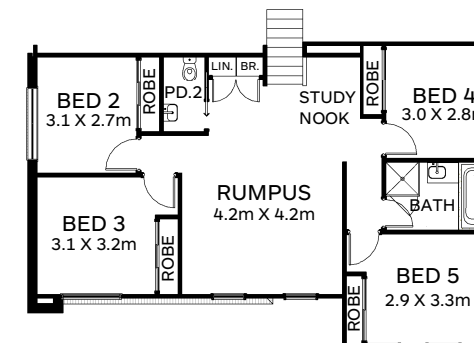


Option 3. Extended Ensuite & WIR.
Extend Ensuite by 0.7m to right and 1.4m to rear (5.1m²).
Provide free standing bath to Ensuite and additional WIR.



Option 6. Kitchen/Meals & Living @ First Floor.
Relocate Kitchen, Meals and Living from mid-floor level to first floor. Extend first floor by 1.5m (5.5m²) to rear to accomodate Bedroom 4. Provide 3.0m X 5.0m (15.0m²) deck with steel beam to front.

Bedroom 2 & 3, Bathroom and Rumpus relocated to Mid-Floor level. Adjust window types and sizes to suit.



Option 7. Fifth Bedroom to First Floor.
Extend First floor over Ground floor jut out @ front of residence. Extend First floor @ rear of Bedroom 4 by 0.3m and cantilever First floor 0.3m to right to provide additional floor area of 5.7m² to produce 5th Bedroom.

Relocate Bed 3, Bathroom and Study nook. Provide vanity to Wc. Adjust window types and sizes to suit.

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Sheoak 294 LS

Taking its name from the stunning Sheoak Falls near Lorne, the Sheoak 294 LS is an elegant architecturally designed home that will suit a block that slopes down a hill.

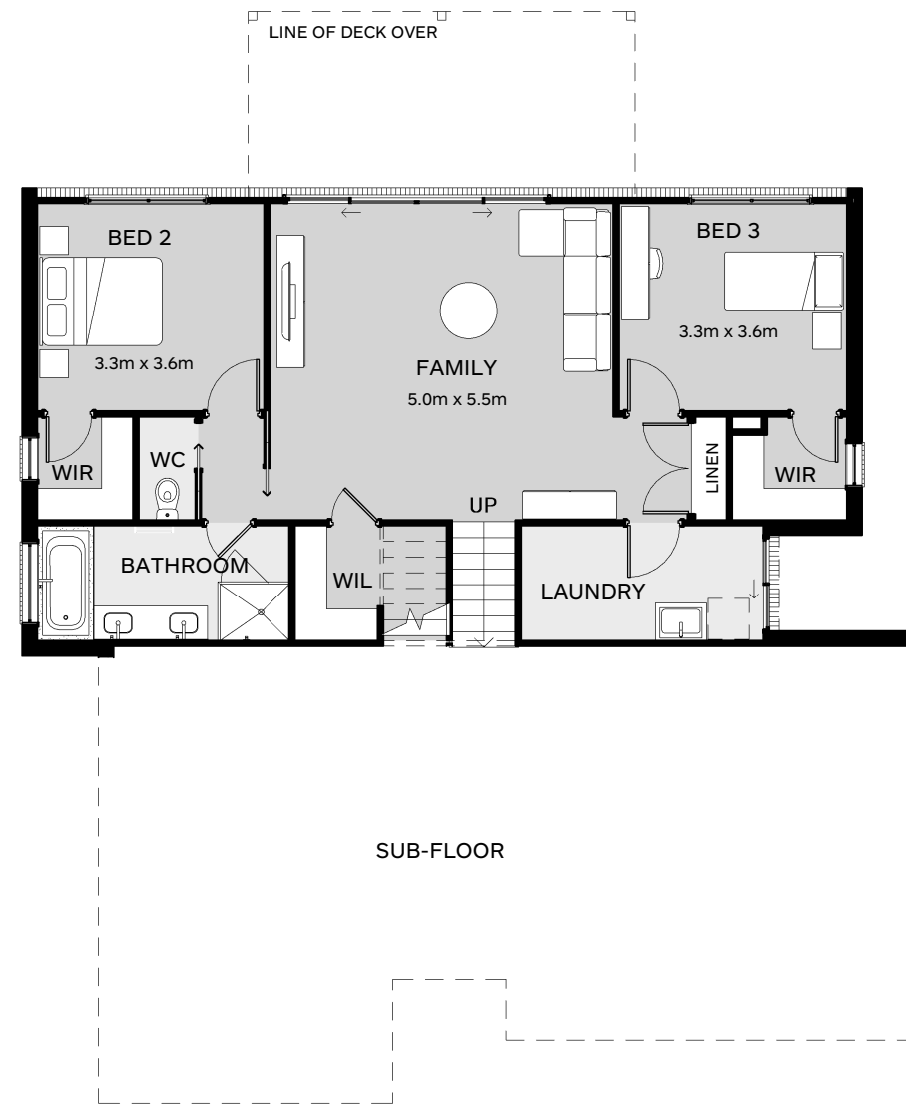
Space is a standout feature of the design of this home, which provides plenty of storage and room for the whole family to relax. The ground floor includes two bedrooms, with walk-in robes, along with a large family room and bathroom.

The secluded master bedroom is positioned at the front of the home and includes a double vanity in the ensuite. The hub of the home - the open plan living, meals and kitchen opens out to a deck that provides the perfect area to host a party and enjoy the surrounds. A generous study nook adjacent to the open plan living area completes this zone of the home.

The fourth bedroom also has a walk-in robe, making this luxurious design an ideal, comfortable holiday home for a big family.

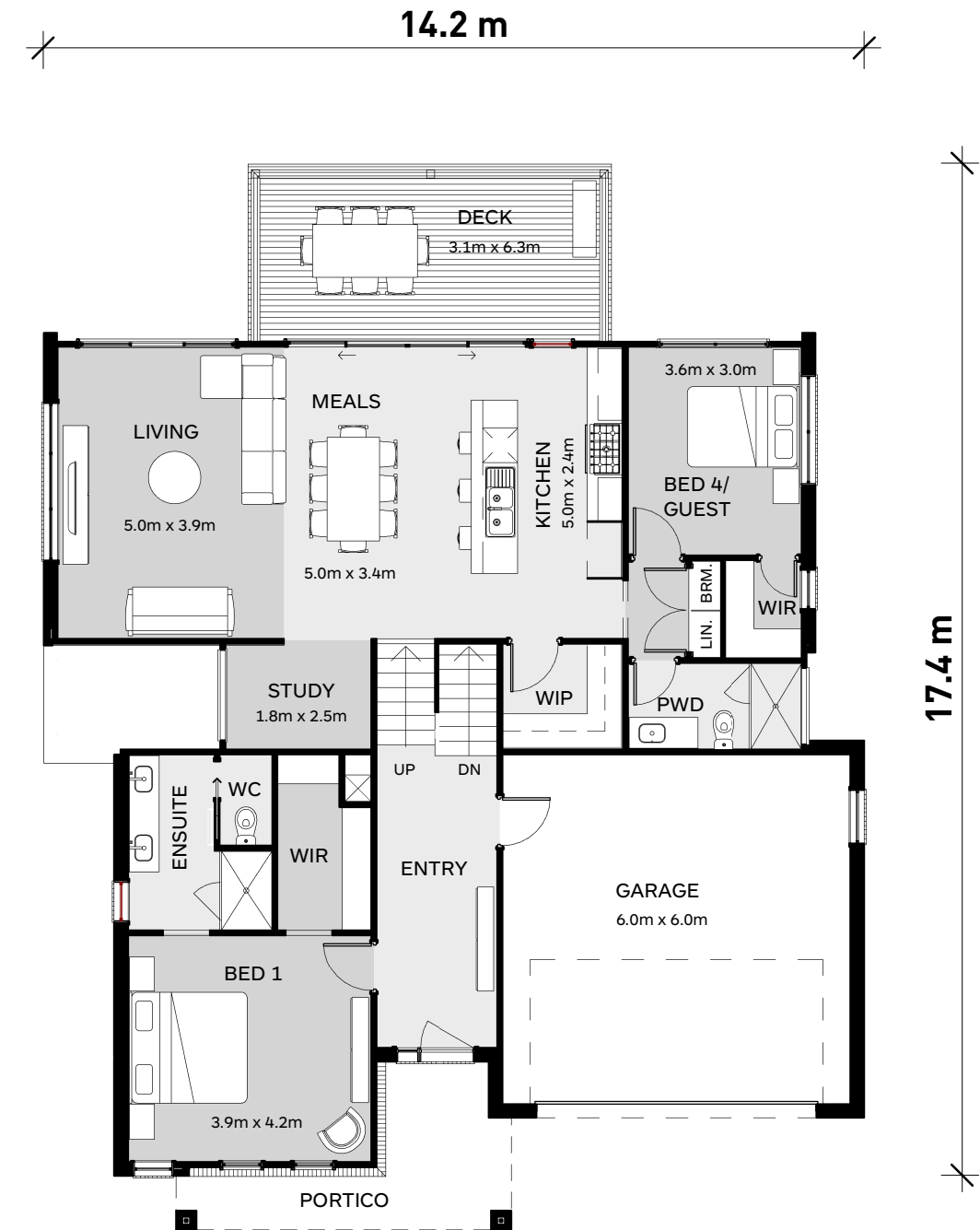
Lot Width: 17.0m Min.
Lot Length: 21.5m Min.

	Area	Squares
Ground Floor Area	92.8 m ²	10.0
First Floor Area	89.0 m ²	9.6
Mid-Level Floor Area	44.1 m ²	4.7
Garage Area	39.9 m ²	4.3
First Floor Deck Area	19.2 m ²	2.1
Portico Area	9.3 m ²	1.0



Sales Plan. Ground Floor.

1 : 120



Sales Plan. Mid & First Floor.

1 : 120

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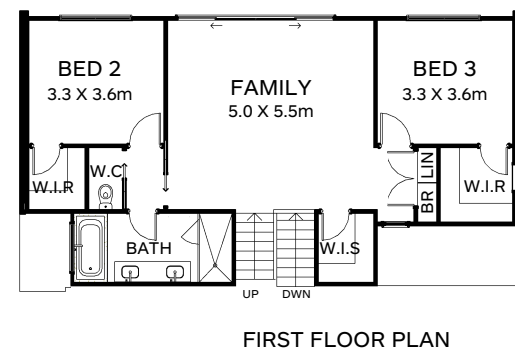
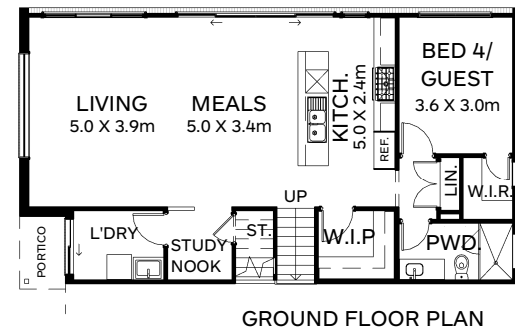
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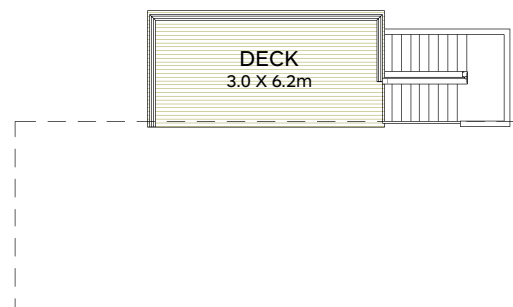
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Option 1. Kitchen, Living, Meals @ Ground Floor.
Relocate kitchen, WIP, living, meals, bed 4, powder room and study from first floor to ground floor. Relocate family room, bed 2, bed 3, bathroom & WC from ground floor to first floor.



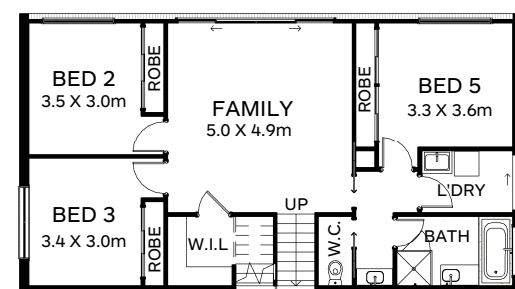
Option 2. External Stair to Rear Balcony.
Provide external timber stair from balcony level to ground level.



Option 3. 5th Bedroom to Ground Floor.
Provide built in robe to bedrooms 2 & 3 ILO walk in robes. Provide additional bedroom to ground floor.

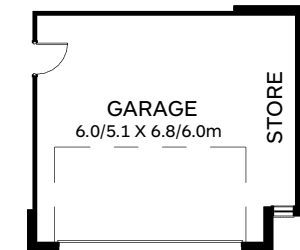
Relocate WC and bathroom. Provide additional vanity unit.

Increased floor area to ground floor: 2.0m².



Option 4. Garage Extension.
Extend garage by 0.9m (4.7m²) & create return.

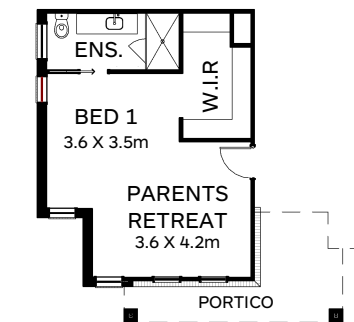
Provide additional 1.8m X 0.6m awning window to front.



Option 5. Parents retreat to Bedroom 1.
Extend bedroom 1 & ensuite by 1.2m (additional area 6.7m²) to create parents retreat to bed 1.

Rearrange ensuite and WIR.

Provide additional 1.8m X 0.6m awning window to front.



Option 4. Roof to first floor deck.
Provide roof to rear deck with extended timber posts, beams & ceiling.



Aspect Range Inclusion List

Contract Production

PREPARATION	Soil report, Plans, Contract, Computations & Building Permit
INSURANCES	Builders Warranty & Public Liability Insurance
COLOUR SELECTION	Consultation with professional Interior Designer
WIND CLASSIFICATION (N1)	Standard wind terrain category requirements (28m/s)

Our Commitment

- Client meeting at site start and at all claim stages during construction if required
- Comply with Hamlan's quality assurance standards with all homes
- Comply with Hamlan's display homes quality commitment
- Deliver all contracts within specified times
- 100% committed to client satisfaction under contract requirements

Construction Elements

CEILINGS	2550 ceiling heights
CONCRETE PUMP	One concrete pump included for slab construction only
LAND FALL	Site scrape 300mm fall across building area
LAND CONDITIONS	Engineered waffle slab up to "M Class" soil classification (Subject to soil test & engineers specifications)
BAL	Constructed to BAL Low
ELECTRICAL	Clipsal switches & power points, double power points to the home except to appliances where applicable White trim Clipsal downlights throughout One TV point & coaxial cable per living area Clipsal smoke alarms

External Inclusions

BRICKWORK	Select from PGH or Austral Bricks Builders range
MORTAR JONTS	Natural colour rolled mortar joints
LIGHT WEIGHT CLADDING	Cladding where indicated refer to individual design plans for nominated profile
ROOF COVER	COLORBOND® metal roofing
ROOF PLUMBING	COLORBOND® metal gutter and fascia Round painted PVC finish to downpipes
ENTRY FRAME	Meranti timber frame with painted finish
FRONT ENTRY DOOR	Corinthian Urban range
GARAGE DOOR	Panelift sectional door (including 2 remotes) with 5 profile choices selected at colour selection
DOORS	Timber door frame with weatherproof flush panel door (refer to plan)
FRAMING	90mm timber wall frames throughout at 600mm centers Roof trusses as per Truss Manufacturers specifications
WINDOWS	<i>Front Elevation:</i> Double Glazed Aluminium 200 series awning with powder coated finish <i>Side & Rear Elevations:</i> Double Glazed Aluminium 200 series awning with powder coated finish
<i>Sliding Doors:</i>	Double Glazed Aluminium 200 series sliding with powder coated finish
	Satinlite glazing to wet areas
FLY-SCREENS	Nylon Mesh Fly Screens to windows (excludes all sliding doors and Garage window)
WINDOW CANOPIES	Where noted in selected Facades - refer to individual design plans
LINED PORTICOS/ EAVES/ VERANDAHS/ OUTDOOR ROOMS	Cement sheet with 30mm x 12mm strapping and 18mm x 18mm trim
IN-FILLS OVER WINDOWS DOORS	Brickwork infills to front Façade & and Garage infill. Lining boards to side & rear elevations to match FC cladding on front Façade (Refer to plans for details)

Aspect Range Inclusion List

Paintwork

EXTERNAL	Three coat paint system to front & back hinged doors using: 1x coat Haymes Ultra Premium Ultraseal with 2x coats Haymes Ultra Premium Gloss Enamel
INTERNAL	Three coat paint system to all walls using x1 coat Haymes Ultra Premium Ultraseal with x2 coats Haymes Ultra Premium Low Sheen Two coats of Ultraseal and 1 coat of Haymes Ultratrim High Gloss Enamel to internal woodwork Two coats to ceiling using Haymes Ultra Premium Ceiling White

Internal Features

MOULDINGS PMDF	<i>Skirtings:</i> 66mm x 11mm craftwood DAR <i>Architraves:</i> 66mm x 11mm craftwood DAR
CORNICES	<i>House:</i> 75mm Scotia Cove cornice <i>Garage:</i> 75mm Scotia Cove cornice
INTERNAL DOORS	Flush Panel internal rooms and hinged storage doors Flush Panel robe doors (smart robe sliding)

Heating

- 3 Star Gas Ducted heating installed to roof space with manual thermostat control
- Ducted to Living area and Bedrooms throughout (not including wet areas)
- The number of ducts and unit size are dependent on house design
- Flat roof designs come with split-system/s
Refer to individual floorplan

Energy Saving Features

SOLAR PANELS & TESLA BATTERY	Bradford Solar ChargePack including Tesla Powerwall 2 with battery backup
CEILING/WALLS	Insulation including sarking to roof R.3.0 and walls R.1.5 to meet 6 star rating. Ratings subject to change on siting and energy report
EXHAUST FANS	Clipsal Airflow with draft stopper above all showers where applicable
WRAP	Enviroseal Proctorwrap
DOORS	Draft seals to external hinged doors including Garage access door
HOT WATER	Chromagen 170 Litre Air Source Heat pump and Chromagen 26Lt Eternity continuous flow booster
OUTDOOR TAPS	Garden tap to front at water meter Garden tap to rear fixed in position

Kitchen

SINK	Caroma Contemporary overmount 1.75 left hand bowl - 1 Tap Hole
TAP	Caroma Luna Sink Mixer
MICROWAVE PROVISION	Provision within cabinetry under bench including single power point
DISHWASHER PROVISION	Provision within cabinetry of Kitchen including power outlet, water supply & waste outlet

Appliances

- SMEG 900mm under bench oven (SFRA9300X)
- SMEG 900mm cooktop (CIR93AXS3)
- SMEG 900mm wall-mount Rangehood (SHW910X1)

Aspect Range Inclusion List

Cabinetry

BENCH TOPS	20mm Essa Stone selected from Builders range
CUPBOARD DOORS	Laminate doors selected from Laminex & Formica Colour panel range
HANDLES	L channel detail (no handles)
DRAWERS	Bank of 4 drawers, 450mm wide cutlery insert to top drawer with soft closers
POT DRAWERS	Bank of 2 pot drawers included in all designs with soft closers
PANTRY	800mm wide laminate pantry with 5 melamine shelves to all homes, except where Walk in Pantry is nominated

Storage

ROBE/COAT SHELVING	Solid site built-in melamine shelving & chrome hanging rail to robe & coat cupboards where indicated on plan
STORAGE SHELVING	Solid site built-in linen and/or broom cupboard where indicated on plan
DOORS	Smart Robe Sliding door system to all built in robes

Bathroom(s) / Powder / Laundry

BASINS	Caroma Luna Inset Basin - 0 Tap Hole, White Caroma Luna wall basin - 0 Tap Hole, White
BATH	Caroma Aura 1600 Freestanding Bath
SHOWER BASE	In situ water proofed tiled shower floor/s
SHOWER SCREEN	Semi Frameless shower screens with clear laminate glass (overlay)
MIRRORS	Polished edge
TAPS	Caroma Luna wall basin mixer Caroma Luna wall bath mixer Caroma Luna Shower wall mixer with Caroma Contemporary Multi Function rail shower

Bathroom(s) / Powder / Laundry Cont.

TOWEL RAILS	600mm Caroma Contemporary Double Towel Rail (Bathroom & Ensuite) 300mm Caroma Contemporary Towel Rail (Powder Room)
W.C. SUITE	AAA rated dual flush suites in white: Stylus Prima II Close Coupled Suite - S Trap - SC Suite BI, White
W.C. PAPER HOLDER	Caroma Contemporary Toilet Roll Holder
LAUNDRY TROUGH	Caroma Contemporary 45L Stainless Steel Tub with bypass and joinery cabinet
TAP	Caroma Luna Sink Mixer Concealed washing machine hot and cold stops 32mm bench square profile selected from Laminex and Formica Range.

Door Furniture

EXTERNAL LOCKS	Gainsborough Urban Aurora Trilock to front Gainsborough Lever passage set with single cylinder dead lock to internal Garage door Gainsborough Aurora key in lever to external garage door
INTERNAL DOORS	Flush panel smooth skin internal doors to all rooms, cupboards and robes
INTERNAL HANDLES	Selected Gainsborough G4 series Lever passage sets to hinged doors Gainsborough Flush pulls to sliding doors
DOOR STOPS	Gainsborough door stops 6207 included to all doors

Tiling

WALL TILES	Select from extensive Builders range of quality ceramic wall tiles to areas as per standard working drawings.
FLOOR TILES	Select from extensive Builders range of quality ceramic floor tiles to areas as per standard working drawings
SKIRTING TILES	100mm high tiled skirting to Bathroom, Ensuite, W/C and Laundry in selected floor tile



Aspect Range Inclusion List

Floor Coverings

CARPET/VINYL	Carpet and Vinyl selection from Builders range Refer to standard working drawings
GARAGE	Unsealed concrete

Stair Cases

- Painted exposed MDF stringers, treads & risers carpeted
- KD oval handrail bracket supports

Termite Protection

- Armored Shields to all penetrations and physical barrier to perimeter of home

Miscellaneous

QUALITY ASSURANCE ASSESSMENT	Three month quality assurance assessment
STRUCTURAL	10 Year warranty for foundation movement causing brickwork, frame, plaster & roof movement will be rectified conditional to the slab being maintained to the practice notes in regards to landscape design and water control

Exclusions

CONCRETE PAVING, FENCING, WINDOW FURNISHINGS, LANDSCAPING, LETTERBOX, CLOTHESLINE & TV ANTENNA
Available on request

DISCLAIMER NOTE: Specification is a guide only and is subject to product availability and product change as per supplier's recommendations. Inclusions to be read in conjunction with standard working drawings and contractual agreements

CONSULTANT NAME:

CONSULTANT SIGNATURE: DATE:

CLIENT NAME:

CLIENT SIGNATURE: DATE:

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