

SCHEDULE 2

Proposed Schedule of Finishes

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

General

- Plans and Specifications for submission to Redlands City Council and Private Building Certifier
- All necessary Redlands 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 Energex 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) 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: 10, 150mm Ball 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: 2 (Hallway 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: 750mm custom built two door cupboard with extended Essa Stone bench top over bath hob (as per colour schedule) with white china semi recessed basin
- Ensuite: 750mm custom built two door cupboard with Essa Stone bench top (as per colour schedule) with white china semi recessed 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: Raymor Tapac (37208) c/plated double 600mm towel rail to Ensuite and Bathroom
- Toilet Roll Holders: Raymor Tapac (37248) c/plated toilet roll holder to Ensuite, Bathroom and Toilet

Tapware

- Basin: Raymor Tapac (13210) chrome plated Basin Mixer
- Bath: Raymor Tapac (13220) chrome plated Bath Mixer
- Shower: Raymor Tapac (13220) chrome plated Shower Mixer
- Laundry: Raymor W/- H&B chrome plated Top Assembly
- Kitchen: Raymor (13200) chrome plated Sink Mixer and dishwasher tap
- External: 2 garden taps

Sanitary Items

- Kitchen Sink: Nugleam 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

- Pantry and 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: powder coated aluminium framed sliding doors with vinyl inserts
- Pantry 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

Roller Blinds

- Roller Blinds to all windows and sliding doors

Insulation

- R2.5 Insulation to ceiling of internal areas (excluding Garage)

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 | Roycorp No 5 Pty Ltd |
| Address | 332-344 Cleveland-Redland Bay Road, Thornlands 4164 |
| Development | Bayside Vista Community Titles Scheme |
| Lots | 1-4, 12-13, 22-25, 31-34, 43-46, 56-59, 68-71, 91-93, 101-103, 108-110 and 118-121 |

| LOCATION | ITEM | COLOUR | CODE | MANUF' | FINISH | COMMENTS |
|----------|------------------------------|---------------------|---------------------|-----------------|---------------|--|
| External | Feature Brick | Freedom | Everyday Life | Austral Bricks | Ivory mortar | Front and side walls of garages |
| | Face Brick | Paris | Vogue | Austral Bricks | Ivory mortar | Double height brick |
| | Feature Colour | Harrietville | Redheart Blue Shore | Dulux (Dulux 2) | Low Sheen | Front/Rear sheeting feature 3 on plans |
| | Roofing | Wallaby | | Colourbond | | |
| | Gutters | Wallaby | | Colourbond | | |
| | Fascia | Wallaby | | Colourbond | | |
| | Eaves/Soffits | Limed White Quarter | P13B1Q | Dulux | Low Sheen | |
| | Downpipes | Limed White | P13B1 | Dulux | Low Sheen | |
| | Porch Posts | Limed White | P13B1 | 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 | Harrietville | Redheart Blue Shore | Dulux (Dulux 2) | Gloss | |

Colour Scheme - External B

| | |
|-------------|---|
| Client Name | Roycorp No 5 Pty Ltd |
| Address | 332-344 Cleveland-Redland Bay Road, Thornlands 4164 |
| Development | Bayside Vista Community Titles Scheme |
| Lots | 5-8, 14-17, 26-27, 35-38, 47-50, 60-63, 72-73, 78-79, 80-83, 87-90, 98-100, 111-114 and 122-125 |

| LOCATION | ITEM | COLOUR | CODE | MANUF' | FINISH | COMMENTS |
|----------|------------------------------|---------------------|---------------------|------------------|---------------|--|
| External | Feature Brick | Buff | Character | Austral Bricks | Ivory mortar | Front and side walls of garages |
| | Face Brick | Fremantle | Vogue | Austral Bricks | Ivory mortar | Double height brick |
| | Feature Colour | Twelve Apostles | Redheart Blue Shore | Dulux (Dulux 18) | Low Sheen | Front/Rear sheeting feature 3 on plans |
| | Roofing | Gully | | Colourbond | | |
| | Gutters | Gully | | Colourbond | | |
| | Fascia | Gully | | Colourbond | | |
| | Eaves/Soffits | Limed White Quarter | P13B1Q | Dulux | Low Sheen | |
| | Downpipes | Limed White | P13B1 | Dulux | Low Sheen | |
| | Porch Posts | Limed White | P13B1 | 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 | Twelve Apostles | Redheart Blue Shore | Dulux (Dulux 18) | Gloss | |

Colour Scheme - External C

| | |
|-------------|---|
| Client Name | Roycorp No 5 Pty Ltd |
| Address | 332-344 Cleveland-Redland Bay Road, Thornlands 4164 |
| Development | Bayside Vista Community Titles Scheme |
| Lots | 9-11, 18-21, 28-30, 39-42, 51-55, 64-67, 74-77, 84-86, 94-97, 104-107 and 115-117 |

| LOCATION | ITEM | COLOUR | CODE | MANUF' | FINISH | COMMENTS |
|----------|------------------------------|---------------------|---------------------|------------------|---------------|--|
| External | Feature Brick | Unwind | Everyday Lifestyle | Austral Bricks | Ivory mortar | Front and side walls of garages |
| | Face Brick | Venice | Vogue | Austral Bricks | Ivory mortar | Double height brick |
| | Feature Colour | Huonville | Redheart Blue Shore | Dulux (Dulux 64) | Low Sheen | Front / Rear sheeting feature 3 on plans |
| | Roofing | Dune | | Colourbond | | |
| | Gutters | Dune | | Colourbond | | |
| | Fascia | Dune | | Colourbond | | |
| | Eaves/Soffits | Limed White Quarter | P13B1Q | Dulux | Low Sheen | |
| | Downpipes | Limed White | P13B1 | Dulux | Low Sheen | |
| | Timber Posts | Limed White | P13B1 | 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 | Cove | | Colourbond | Roller Door | |
| | Entry Door | Huonville | Redheart Blue Shore | Dulux (Dulux 64) | Gloss | |

Colour Scheme - Interior

| | |
|-------------|---|
| Client Name | Roycorp No 5 Pty Ltd |
| Address | 332-344 Cleveland-Redland Bay Road, Thornlands 4164 |
| Development | Bayside Vista Community Titles Scheme |
| Lots | 1-125 |

| | ITEM | COLOUR | CODE | MANUF' | FINISH | COMMENTS |
|----------|---|---------------|-----------|-----------|---------------|----------|
| Internal | Walls | Natural White | PN1E1 | Dulux | Low Sheen | |
| | Architrave/Skirting/ Doors/Staircase | Natural White | PN1E1 | 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 | Natural White | PN1E1 | Dulux | Gloss | |
| | Door Hardware | Standard | | | Bright Silver | |
| | Tiles – Floors | Genoa Bianco | 450x450 | Tile City | | |
| | Tile – Walls Bathroom & Ensuite | White | 250 x 400 | Tile City | Gloss | |
| | Tiles – Feature Bathroom & Ensuite | Genoa Bianco | 450x450 | Tile City | | |

| | | | | | | |
|----------|-------------------------|-------------------|--------------------------------|--------------|---------------|--------------------------|
| | Carpet | Truffle | Sierra Vista | Tuffmaster | | |
| | Blinds | Ice | | Shaw Fabrics | Roller Blinds | |
| Bathroom | Shower Screens | Standard Pivot | Clear Glass | | Bright Silver | |
| | Mirror Frames | Standard | | | Bright Silver | |
| | Benchtops | Torrone | 20mm | Essa Stone | | |
| | Cupboards | Crystal White | 3091 | 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 | Crystal White | 3091 | Formica | Velour | |
| | Kickboards | Brushed Aluminium | | Formica | Brushed | |
| | Cupboard Handles | Standard | | | Bright Silver | |
| Kitchen | Benchtops | Torrone | 20mm | Essa Stone | | |
| | Cupboards | Snowdrift | 0723 | Formica | Velour | |
| | Feature Cabinets | Ash Woodline | 5890 | Formica | Velour | Above Bencht 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 | |