HOUSE & LAND PACKAGE

ZEALLY SANDS ESTATE

Lot 249 Rippleside Drive, Torquay

FROM $956,900

PAKINGTON 22

3 Bed | 2 Bath | 2 Garage

House Size: 203.11 m² (21.68 SQ)

Block Size: 627 m² (17m x 36.91m)

High End Inclusions:

- Combination of External Claddings
- Colorbond Metal Roof
- Engineered Raft Concrete Slab (not Waffle Pod Slab)
- Spotted Gum Timber Decking to Entry
- 2550 High Ceilings & Raked Ceilings
- Square Set Cornices
- Polished Concrete Floors (incl. shower bases)
- Caesarstone Benchtops 20mm - 60mm thickness
- Frameless 2100mm High Glass Shower Screens
- Feature Spotted Gum Timber Posts to Internally
- Split System Heating & Cooling to Bedrooms and Living
- Built in Shelving to all Bedroom Robes

Energy Efficient Inclusions:

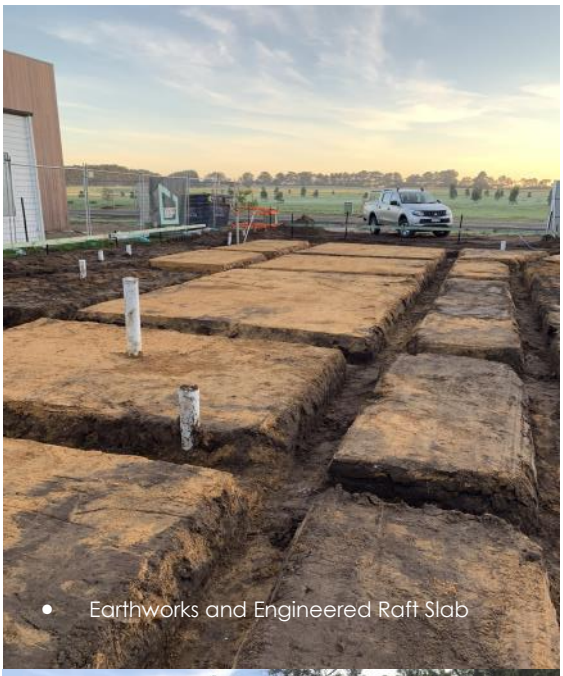
- 6 Star Energy Rating
- High Performance Insulation
- Rinnai Instantaneous Hot Water System
- Rainwater Tank with Pump plumbed to Toilets
- Ceiling Fans to Living & Bedrooms
- Double Glazed Windows & Stacker Sliding Doors
- Low Voltage LED Downlights throughout

You can view all House & Land Packages at www.pivothomes.com.au

DISCLAIMER: Plans and images are for illustration purposes only. Floor plan and elevation as shown in this brochure are an artist's impression only and do not form any part of the contract to build. Standard plans and specifications take precedence over any design, elevation or brochure. These designs are copyright to Pivot Homes. Pivot Homes reserves the right to alter any of its specifications due to the availability of some items, its continual product development or Developers Estate Guidelines.

Pivot Homes CUSTOM BUILDER

Preliminary Services
Earthworks/Slab/Framing



- Earthworks and Engineered Raft Slab

- Colour Selection with Interior Designer

PRELIMINARY

- Building Permit Application Fees
- Soil Test and Detail Feature Survey
- Professional Colour Selection Service with Interior Designer
- Home Owner's Warranty Insurance
- Contract Documentation including Working Drawings, Engineering and BAL Assessment

SERVICES

- Electricity Connection up to 10m from Electricity Pit to Meter Box
- Water Connection up to 10m from Front Setback
- Gas Connection up to 10m from Front Setback
- Sewer Connection up to 10m from House
- Stormwater Connection up to 10m from Dwelling to Legal Point of Discharge

SLAB/EARTHWORKS

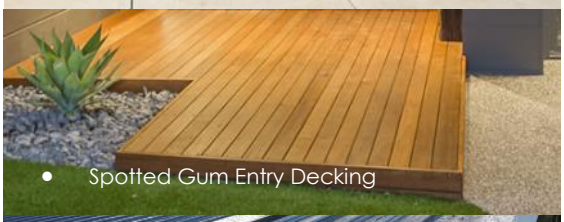
- Engineered 'M' Class Concrete Raft Slab (not a Waffle Pod Slab)
- Earthworks including Levelling of Building Platform (Provisional Sum $2,000)

TIMBER FRAMING

- Termite Treated Timber Frame Walls with Studs at 450mm (not 600mm)
- Timber Roof Trusses with Metal Ceiling Battens

External
Fixtures and Finishes

- Low Maintenance Architectural Claddings



- Spotted Gum Entry Decking

- Colorbond Steel Roof, Facia & Downpipes

- Motorised Panelift Garage Door

- Feature Spotted Gum Timber Posts

- Combination of External Claddings i.e. Foam Render Cladding, James Hardie 'Scyon Stria/Axon' (as per plans)
- Solver Exterior Acrylic Paint to any External Painted Surfaces
- Pre-Oiled Spotted Gum Timber Decking to Entry with Pre-Drilled Countersunk Screws
- Gainsborough Trilock Contemporary Angular Leverset Entry Door Furniture (Choose from Bright Chrome, Satin Chrome or Matte Black)

- Colorbond Roof, Facia and Down Pipes (Roof Includes Sarking)

- Colorbond Panelift Garage Door with 2 Handset Remotes & 1 Wall Mounted Remote
- Double Glazed Powder Coated Aluminium Keyed Locked Windows and Sliding Glass Doors (as per plans)
- Fly Wire Screens to all operable windows
- Hume Solid Core Front Entry Door 2040mm x 920mm
- Feature Spotted Gum Timber Posts 200mm x 200mm (as per plans
- Stainless Steel Wire & Posts to External Balconies/Decking/ Stairs (Double Storey Homes)

- Double Glazed Glass Windows & Doors

Internal
Fixtures and Finishes

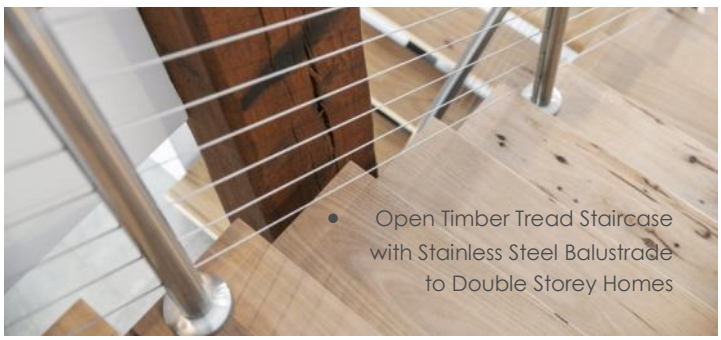
- Square Set Cornices & Raked Ceilings
- Polished Concrete Floors

- 3 Coat Paint System to Internal Walls
- Blackbutt Floors to First Floor of Double Storey Homes

- 2550mm (8ft6in) High Ceilings with Raking/Raised Ceiling (as per plans) with Square Set Cornices throughout (75mm cove cornice to garage)
- Polished Concrete Floors with Retroplate Finish (Ground Floor only)
- Blackbutt Timber Floors to Kitchen, Living & Dining with Ceramic/Porcelain Floor Tiles to Bathrooms/Ensuites/WC/ PDR (First Floor Double Storey Homes)
- Carpet with Gold Airstep Rubber Underlay (PC $45 per sqm)
- Solver Washable Satin Finish Acrylic Paint to Internal Walls (1 Colour - 3 Coat System)
- Matte Finish Acrylic Paint to Ceilings (1 Colour - 2 Coats)

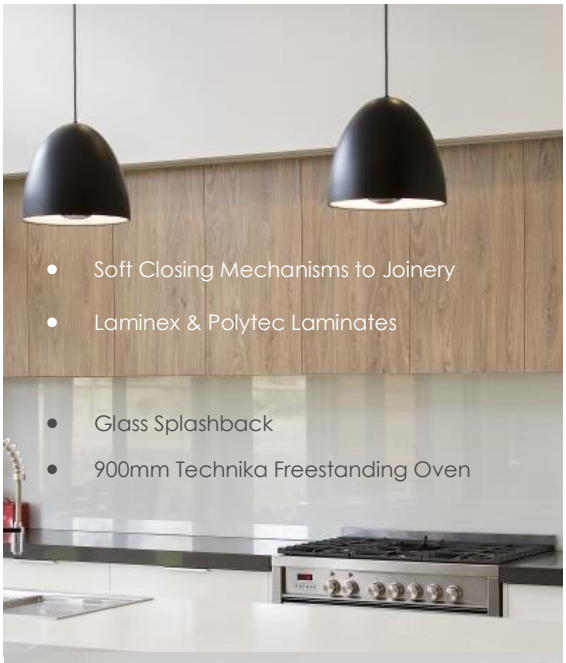
- 2040mm High Flush Panel Premium Skin Redicoat Doors
- Flush Panel Solid Core Door to Garage with Deadlock
- Gainsborough G2 Range Door Furniture (Choose from Bright Chrome, Satin Chrome or Matte Black & Round or Square Back Plates)
- Gainsborough Satin Chrome Black Rubber Door Stops

- 92mm Skirtings & 67mm Solid Timber Single Bevel Architraves (not MDF) painted in Solver Gloss Enamel Paint (2 coats)
- Built In Robes include Melamine Shelf, Hanging Rail, Bank of Shelves with Regency Robe Sliding Doors (White Colour Back Glass with Metal Frame)
- Walk In Robes include Melamine Shelf, Hanging Rail and 2 Banks of Shelves with 4 Drawers (or as per plans)
- Internal Staircase includes Steel Stringer, Open Blackbutt Timber Treads and Stainless Steel Balustrade Wire and Posts (Double Storey Homes)



- Open Timber Tread Staircase with Stainless Steel Balustrade to Double Storey Homes

Internal
Fixtures and Finishes



TECHNIKA caesarstone polytec

KITCHEN

- Clark Round Blade Sink Mixer (Choose from Chrome, Matte Black or Matte Black/Brass)

- Clark Vital Double Bowl Kitchen Sink with Drainer
- Clark Round Bowl Overmount or Undermount to Kitchenette/WIP Sink (as per plans)

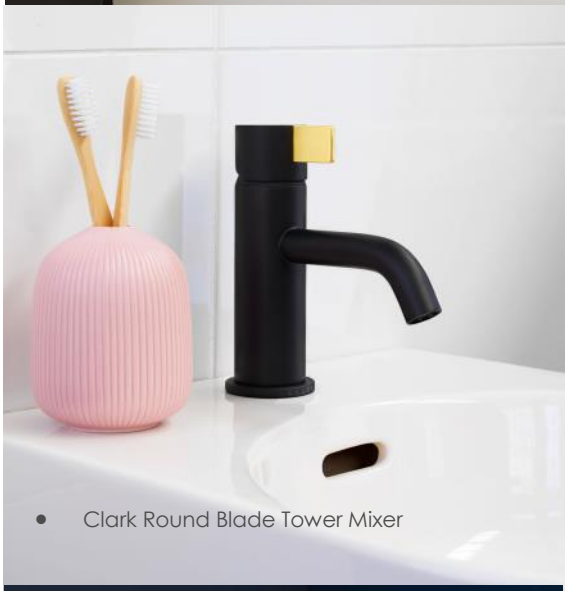
- Technika Stainless Steel 900mm Freestanding Oven/Cooktop
- Technika Stainless Steel 900mm Undermount Rangehood
- Technika Stainless Steel Dishwasher
- Laminex and/or Polytec Laminates in Natural Finishes to Hinged Doors, Cutlery and Pot Drawers
- White Melamine Lined Cupboards and Drawers
- Soft Closing Mechanism to Hinged, Cutlery and Pot Drawers
- Overhead Cupboards with Bulkhead above
- Finger Pull or Push to Open Drawers and Cupboards
- Choice of Glass or Tiled Splashback (Tiles PC $35 per sqm)
- Caesarstone Kitchen Benchtops (Choose from 20mm – 60mm thickness in either Standard, Deluxe and Premium Ranges)
- Kitchenette/WIP Benchtop (Choose from Laminex or Polytec Laminates in Natural Finishes)
- Microwave provision under bench with Pot Drawer below

LAUNDRY

- Clark Round Blade Sink Mixer (Choose from Chrome, Matte Black or Matte Black/Brass
- Clark V/Trough 45L including Wall Mounted Washing Machine Stops
- Laminex and/or Polytec Laminates in natural finishes to Laundry Base Cabinet Doors and Benchtop. White Melamine finish to all internal surfaces
- Ceramic or Porcelain Wall Tiles (PC $35 per sqm) to Laundry Splashback with 100mm High Skirting Tiles
- Linen & Broom Cupboard Redicote Doors to Laundry

Internal
Fixtures and Finishes

- Clark Round Blade Mixer & Outlet Bath Set



- Clark Round Blade Tower Mixer

- Clark Wall Hand Piece

Laminex polytec caesarstone

BATHROOM/ENSUITE/WC/POWDER ROOM

- Clark Round Blade Shower Mixer Tapware (Choose from Chrome or Matte Black or Matte Black/Brass)

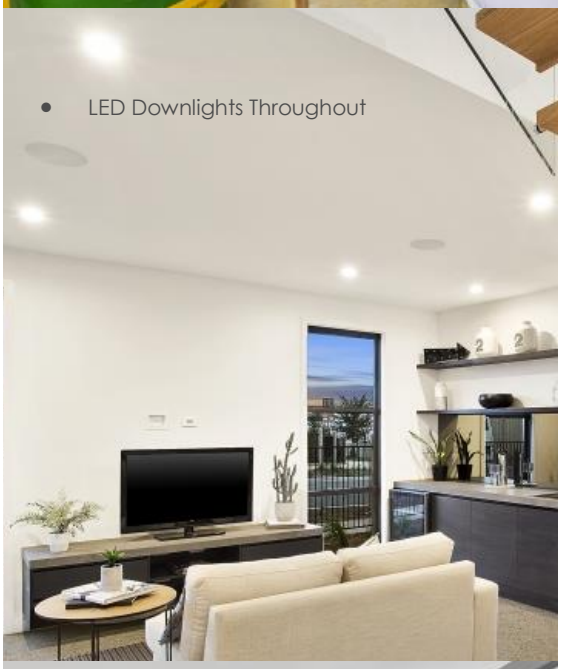
CLARK

- Clark Round Fixed Wall Arm with Round Shower Rose/ Handpiece or Clark Wall Hand Piece (Choose from Chrome or Matte Black)
- Clark Round Blade Mixer & Outlet Bath Set 220mm (Choose from Chrome, Matte Black or Matte Black/Brass)

- Clark Round Blade Wall Mounted Basin Mixer Tapware Set 180mm, OR Clark Round Blade Tower Mixer (Choose from Chrome, Matte Black or Matte Black/Brass)
- Clark Round Inset Vanity Basins & Clark Wall to Back Toilets
- Clarke Round Range Towel & Hand Towel Rails, Toilet Roll, Robe Hooks (Choose from Chrome or Matte Black)
- Decina Cortez 1675mm Acrylic White Bath

- Ceramic/Porcelain Wall Tiles up to 300mm x 600mm to Bathroom and Ensuite - Standard Tiling Height (PC $35 per sqm)
- Double Storey Homes include Floor Tiles to Bathroom/ Ensuites/WC/PDR/Laundry to First Floor
- 100mm High Skirting Tiles to Bathroom, Ensuite and WC
- Frameless 2100mm High Glass Shower Screens
- Polished Concrete Shower Bases (Retroplate Finish). Double Storey Homes include Insitu Tiled Showers to First Floor
- Laminex and/or Polytec Laminates in Natural Finishes to Vanity Cabinets
- White Melamine finish to all internal surfaces
- Caesarstone Benchtops (Choose from 20mm – 60mm thickness in either Standard, Deluxe and Premium Ranges)
- Flat Polished Edged Mirrors to Full Width of Vanities in Bathroom, Ensuite, Powder Room

Internal
Fixtures and Finishes



- LED Downlights Throughout

INSULATION/ENERGY EFFICIENCY/HOT WATER

- R 5.0 Bradford Gold High Performance Insulation to Ceilings
- R 2.5 Bradford Gold High Performance Insulation to External Walls and Bathroom/Toilet Internal Walls
- Double Storey Homes include R 2.5 Bradford Soundscreen Floor Insulation between First Floor and Ground Floor
- 6 Star Energy Rating
- Rinnai Infinity 26 Gas Continuous Flow Hot Water System
- Rainwater Tank with Pump plumbed to Toilets

Rinnai

Bradford gold insulation

ELECTRICAL

- Low Voltage LED Downlights throughout (Choose from White or Stainless Silver)
- Double Power Points throughout (as per electrical plans)
- Hard Wired Smoke Detectors
- Sealed Exhaust Fan to Showers. Fan Lights to Toilets.
- TV Points (2) – Data Points (2)
- LED Up Lighting to Feature Posts on Front Entry Decking

HPM legrand

HEATING/COOLING

- Gas Ducted Heating (includes Controller)
- Please note: Split Systems are included where a Ducted Heating System isn't available
- Hunter Pacific Typhoon 56" Mach 3 Ceiling Fans to Living and Bedrooms (Choose from Brushed Chrome or Matte Black)

Options

The items below are of a pure, personal taste and whilst they may be featured in our Display Home, they are not included in pricing, but available to you as optional items. Items such as Additional Decking, Landscaping, Driveways/Paths, Window Furnishings, Privacy Screens, Fencing, TV/Bar/Study Nook Cabinetry, Overhead Cupboards to Laundry, Hydraulic Hinging to Kitchen Overhead Cupboards, Feature Windows, 2700mm High Ceilings, 60mm-100mm Caesarstone Benchtops, Rylock Windows & Doors, Cooling, Timber Flooring (Ground Floor), Gas Fireplace, Polished Concrete to Garage, Floor to Ceiling Wall Tiling in Wet Areas, Upgraded Tapware, Internal Face Sliding Doors, Undermounted Sinks, Security/Intercom System, Ducted Vacuum, Sound System, Pivot Front Door, Covered Outdoor Areas, Town Planning Applications, Re Establishment Surveys, Installation of Underground Power Pits.

Pivot Homes reserves the right to alter any of its specifications due to the availability of some items or its continual product development.

Delivered by LANDATA®. Land Victoria timestamp 10/05/2016 16:23 Page 3 of 4

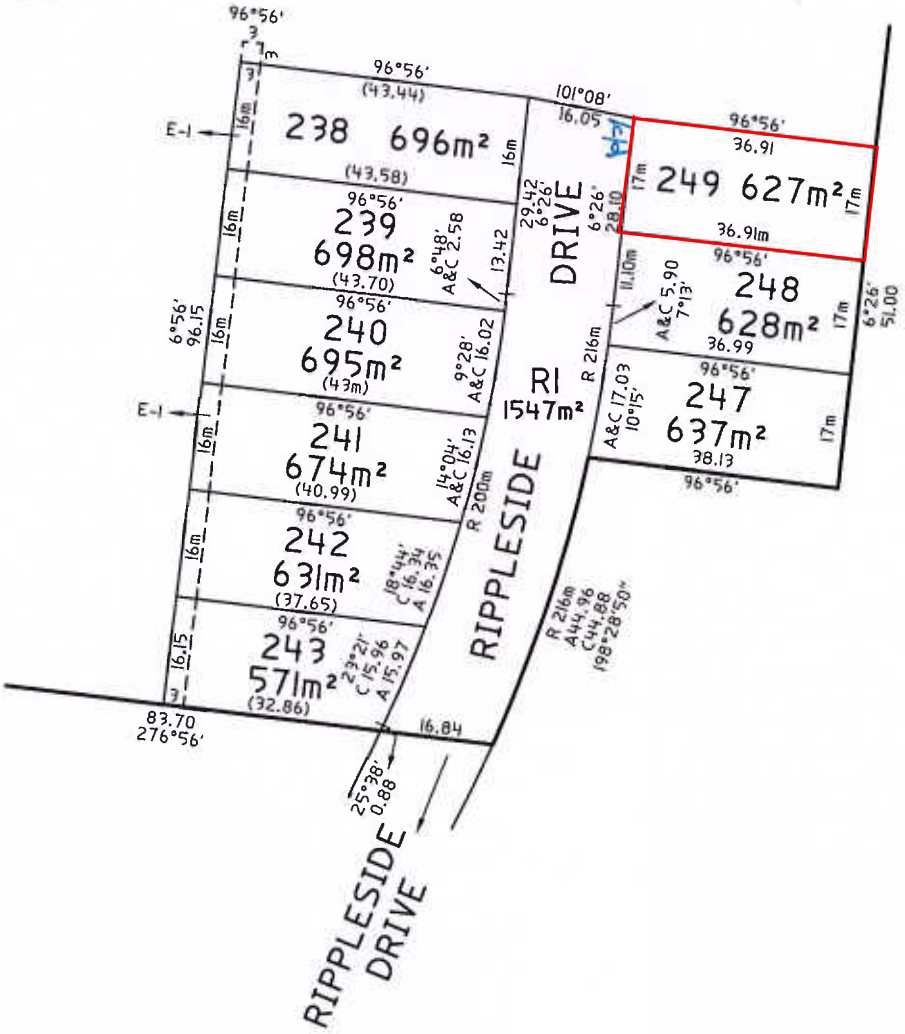
Signed by Council: Surf Coast Shire Council, PP Ref: 11/0557, Cert Ref: S4220, Original Certification: 18/08/2015, Recertification: 28/08/2015, S.O.C.: 11/11/2015

PS 731431U

MGA94 ZONE 55

K

SEE SHEET 2



ST. QUENTIN
Surveyors · Town Planners · Engineers

51 LITTLE FYANS STREET,
P.O. BOX 919, GEELONG 3220
TELEPHONE (03) 5201 1811 FAX (03) 5229 2909

SCALE
7.5 0 7.5 15 22.5 30 37.5
LENGTHS ARE IN METRES

ORIGINAL SCALE
1: 750

DIGITALLY SIGNED BY LICENSED SURVEYOR:
IAN A. BENT

REF 13556_Stage_6 VERSION 05

Sheet 3
ORIGINAL SHEET SIZE A3
SURF COAST SHIRE
REF: -

Signed by: IAN BENT (StQuentin Consulting Pty Ltd) Surveyor's Plan Version (05) SPEAR Ref: S059924P 20/08/2015