



# the palms

COLLECTION

## STANDARD INCLUSIONS



Riverlea

rivergum  
homes



# STANDARD INCLUSIONS





## STRUCTURE

ITEM	SPECIFICATION
Ground	Concrete slab
Wall & first floor frames	Builder's choice, to be either timber or steel
Ceiling heights	2700mm
Roof truss	Builder's choice, to be either timber or steel
Roof	Colorbond or equivalent
Insulation	To achieve or exceed 6 star energy rating

## WALL CLADDING

ITEM	SPECIFICATION
Fibre Cement Sheet (FCS)	Paint finish
Autoclaved Aerated Concrete (AAC)	Render finish
Insulation	To achieve or exceed 6 star energy rating
Timber look cladding	Composite (Design specific)
Roof	Colorbond* or equivalent
Brickwork	Face brick (Design specific)

## WINDOWS & SLIDING DOORS

ITEM	SPECIFICATION
Frames	Aluminium powdercoated frame with keyed locks
Glazing	Glazing to achieve or exceed 6 star energy rating
Window flyscreens	To all operable sections
Entry door	Solid door with timber frame
Sliding doors	Glazed, aluminium framed doors with keyed locks and flyscreens to rear sliding doors
Internal doors	Lever handles, privacy snibs to bathrooms, single cylinder deadlock and key to garage access door



## LANDSCAPING

ITEM	SPECIFICATION
Letterboxes	Lockable
Clothesline	Fold down unit
Paths and courtyard	Concrete paver
Connections	2 x external taps and rainwater tank
Fencing	1800mm side and rear fencing, plus a 90mm gate (Design specific)

## SERVICES

ITEM	SPECIFICATION
Hot water system	Instantaneous gas
Heating and cooling	Ducted reverse cycle air conditioning
Internet	Provision for NBN
Free-to-air TV	Roof mounted digital compliant antenna
Metering	All aspects, locations determined by service provider

## GENERAL

ITEM	SPECIFICATION
Abutting walls	AAC
Internal wall lining	Plasterboard
Wet area lining	Fibre cement sheet
Paint	Washable Acrylic Matte
Skirting	Painted MDF
Cornice	75mm Cove
Floor finish	Timber laminate to kitchen, meals, hallway, lounge and walk-in pantry. Carpet to stairs and bedrooms. Tiles to bathroom laundry and toilets
Window furnishings	Aluminium venetian blinds to front elevation and rod roller blinds to all other windows and doors (Excluding wet areas)
Lighting	LED downlights to living, entry & kitchen Batten fittings to other areas
Maintenance	Termite treatment to dwelling
Smoke detectors	Included
Structural guarantee	Provided in line with industry requirements



## POWER

ITEM	SPECIFICATION
Bedrooms	3 x double GPO's to bedroom 1 2 x double GPO's to remainder
Courtyard or balcony	1 x waterproof double GPO
Living	2 x double GPO's
TV point	1 x in living areas, 1 x bedroom 1
Internet data point	1 x in living areas
Kitchen	GPO to appliances 2 x double GPO's to splashback
Laundry	1 x double GPO to washing machine / dryer space
Lighting	External lighting outside laundry, front porch and rear living sliding doors
	NBN Connection

## KITCHEN

ITEM	SPECIFICATION
Benchtops	Vitrified Compact Surface (VCS)
Sink	Stainless steel 1.5 bowl with basket
Tap	Chrome mixer
Handles	Lip handle brushed stainless steel finish on lower cupboards and push catchers to overhead cupboards
Cooktop	600mm wide stainless steel gas
Oven	Artusi 600mm wide stainless steel electric
Rangehood	Stainless steel canopy rangehood
Dishwasher	Stainless steel
Splashback	Ceramic tile
Walk-in Pantry	Shelving to pantry



## BATHROOM / WC'S / ENSUITE

ITEM	SPECIFICATION
Basin	Ceramic
Tiles	2000mm high within shower alcove skirting 1200mm to remainder
Shower	Semi-frameless screen
Towel rail	Chrome
Towel ring	Chrome
Toilet suite	Ceramic
Exhaust	Fan exhaust to atmosphere

## BEDROOMS

ITEM	SPECIFICATION
Robes	Mirror finish sliding doors shelf and rail
Floor finish	Carpet

## LAUNDRY

ITEM	SPECIFICATION
Laundry tub and cabinet	Integrated 45L trough and storage cabinet
Tap	Chrome flick mixer
Washing machine taps	Spindle wall taps
Exhaust	Fan exhaust to atmosphere

## GARAGE OR CARPORT

ITEM	SPECIFICATION
Floor finish	Concrete paver
Door	Automatic panel lift with 2 remotes



THE PALMS COLLECTIVE

ARTIST IMPRESSION



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COLLECTION

## RIVERLEA SALES & DISCOVERY CENTRE

Open daily 11am - 5pm  
9 Bonnin Crescent, Riverlea Park SA 5120

[riverlea.com.au](http://riverlea.com.au)

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Riverlea

