



Platinum & Classic Specification

Lorimer Homes



Platinum & Classic.

Our quality specifications ensure you are both spoilt and spoilt for choice. We believe that an architecturally designed home needs a level of internal-specification to match. You can rest assured that the inspired design of your Lorimer Home is also applied to every aspect of the interior design. That's why we have created a choice of specification to match your budget and reflect your own personal touch. The Classic and Platinum ranges are both of the very highest enduring quality and give you the flexibility to choose everything from door handles to Kitchen appliances and everything in between. Feel free to mix and match, you may want some from the Classic range and some from the Platinum range- the choice is yours.

An Interior Designer is standard with every home.

Our sophisticated design-aesthetic applies to the interior as well as the exterior of your home. That's why we offer a qualified Interior Designer to sit with you and help you choose the finishing touches at your prestart meeting.



Doors

With a large selection of door styles in both the Classic and Platinum ranges, all built from the best available materials from local and overseas sources, you can make a choice that reflects your individual style.

Each door has been selected for its appeal and durability. Whether you wish to make a grand entry statement, or prefer a more conservative approach, we have the door to suit.

Platinum

ENTRY (pictured) **Madison entry doors clear glass** OTHER EXTERNAL **Fibreglass or solid core duracoat, painted** INTERNAL **Fusion panel redicote doors, painted**



PMAD 101



PMAD 104



PMAD 106



PMAD 114



PMAD 705



PMAD 04

Classic

ENTRY (pictured) **Solid core, painted, pattern one side only** OTHER EXTERNAL **Fibreglass or solid core duracoat, painted** INTERNAL **Fusion panel redicote doors, painted**



VIVEASH



MEELON



LEXIA



MADELEY



STRATTON



SHENTON

Kitchens

The contemporary architectural-design of a Lorimer home is complemented by our selection of stylish kitchen specifications. Offering a choice of gas

cooktops and electric ovens in modern stainless steel finishes, to the latest designs in sink and taps, we supply only the highest-quality products.

Platinum



AEG Side by Side 600 Multi Function Ovens

AEG 900 Gas Cooktop

AEG Rangehood

AEG Dishwasher

Platinum



Lifestyle Undermount Sink

Alto Kitchen Mixer



Bank of four drawers & bank of pot drawers all with soft close runners. Soft close cupboards and microwave recess.

Platinum

In the Platinum range there's a selection of 7 high quality Acrylic or stone benchtops using the highest quality products to choose from.



38mm Edge Hi-Macs, Staron, Corian.
20mm Edge Quantum Quartz, Q Stone, Essa Stone, Caesar Stone.

Classic



Westinghouse 900 Under Bench Oven

Westinghouse 900 Cooktop

Westinghouse Freestanding Stove

Westinghouse Rangehood

Westinghouse Glass Canopy Rangehood

Classic



Lifestyle Kitchen Sink

Star Kitchen Mixer



Bank of four drawers with soft close runners and microwave recess.

Classic

In the Classic range choose from a large range of top quality Laminate Benchtops.

Bathrooms

Whether you're seeking a more traditional style, or are pushing the boundaries of contemporary design, we offer a range of quality bathroom accessories to suit

your needs. From towel rails, to vanity basins, each bathroom specification has been selected for style, durability and versatility.

Platinum



Venecia Closed Couple Alto Toilet Roll Holder Eco Double Rail (Ensuite) Designer Rail Shower (Bathroom) Alto Wall Mixer Alto Flick Mixer Alto Towel Ring Holder Alto Double Towel Rail 900 Alto Bath Tap Set

Classic



Vencia Linked Star Toilet Roll Holder Designer Rail Shower Star Wall Mixer Star Flick Mixer Star Towel Ring Holder Star Double Towel Rail 900 Star Bath Tap Set

Platinum

Classic



Mirror Frameless



Bath 1500mm Multiform Bath



Caroma Liano Vanity Basin

OR



Kado - cirque sq Semi-insert Basin

Platinum



Shower screen Semi-Frameless

Platinum

In the Platinum range there's a selection of 7 high quality Acrylic or stone benchtops to choose from.



38mm Edge Hi-Macs, Staron, Corian. 20mm Edge Quantum Quartz, Q Stone, Essa Stone, Caesar Stone.

Classic



Shower screen Framed

Classic

In the Classic range choose from a large range of top quality Laminate Benchtops.

Handles

Door handles are one of the subtle touches that make a big difference to the finish of your home. Available in a range of contemporary designs,

you can mix and match to ensure every area of your home reflects your individual style.

Platinum

Classic



Lianna Lever
on round rosette



Sofia Lever
on round rosette



Alyssia Lever
on round rosette



Elena Lever
on round rosette



Marijah Lever
on round rosette



Venice Lever
on round rosette



Fiora Lever
on round rosette



Sarina Lever
on round rosette

Platinum



Entry Set Trilock Omni Accent

Entry Set AERO Internal view
8903AER BSC

Classic



Entry Set Single Cylinder Deadbolt
(20mm Throw, Rear View)

Entry Set Single Cylinder Deadbolt
(20mm Throw, Front View)

External Painting

Platinum

Classic

All homes are finished externally with a high quality acrylic render for great looks and lasting durability.



Internal Painting

Platinum

Choose the Platinum spec and there's no need to worry about painting — we'll do it for you with an undercoat and two top coats of the highest quality paint.



Robe fit out

Platinum

2 x 450 wide robe fit out units for the master bedroom walk in robe. Includes 5 soft close drawers and adjustable shelving.

Garage

Platinum

Classic

A comprehensive range of garage doors in a variety of colours & designs. Choose from Regency, Georgian, Mediterranean or Settler.



Centurion Garage Panel Lift Doors

Balustrades

Platinum

Classic

Choose from an inspiring selection of clear glass framed or standard metal balustrades. Providing safety and style, designs can be created with a selection of metal handrails.



Framed Glass Balustrade

Hot Water & Laundry

Platinum



Metro 35 Laundry Trough



Alto Laundry Mixer



Rheem Heat Pump MPI325



Rheem 18 Leyland

The Rheem Heat Pump water heater, specifically designed for Australian environmental conditions cleverly removes heat energy from the ambient air and stores it in the 325 litre water tank. An additional continuous flow instantaneous unit is also provided in every home if required by regulations.

Classic



Lifestyle Laundry Trough



Star Laundry Mixer



Rheem Stellar 160



Rheem 18 Leyland

The Rheem stellar 160 has a five star energy efficiency rating and a 10 year warranty, with its sleek modern styling it has a first hour capacity of up to 360 litres followed by 200 litres of hot water every hour –more than most households will ever need. An additional continuous flow instantaneous unit is also provided in every home where required by regulations.

Other

OTHER SERVICES

HOUSE SLAB	100mm to ground floor
SITE INSPECTION REPORT	Carried out by qualified engineers
STRUCTURAL GUARANTEE	10 Years
WATER CORPORATION FEES	Standard water approval application fee
CONTOUR SURVEY	Carried out by qualified Surveyors
ENGINEERS REPORT	Engineers report/details to suit standard sand site
LOCAL GOVERNMENT	Planning + Building license application fees
INSURANCE	Builders indemnity
MAINTENANCE PERIOD	6 months from date of handover
SEWER RUN	Connection to sewer within 10m of the nearest fixture
TERMITE TREATMENT	Full under slab & perimeter hand spray to BCA requirements
WATER RUN	Up to 6m run included

INTERNAL

BALUSTRADE (VOID & STAIRS)	Aluminium powdercoated balustrade or framed glass (if applicable) • Choose from balustrade profiles • Round, Half Round, Mushroom & Eclipse handrails • Choice of powdercoat colours from standard range
CEILING LINING (INTERNAL)	Gyprock or similar to internal ceilings
CEILINGS	skim coat plaster to underside of first floor slab Generally 30c high to ground floor (1c less where a 3c slab is required), 28c on upper floor
CORNER BEADING	Corner casing beads to all corners and window vertical reveals (not just trafficable areas)
CORNICES	70mm coved cornices throughout house
INSULATION (FLAT CEILINGS)	R3.0 insulation batts
INTERNAL DOOR FRAMES	Deluxe metal profile internal jambs
INTERNAL WALL	Vertically cored bricks
INTERNAL WALL FINISH	White plaster set to all internal walls (Refer Paint Section)
LINEN SHELVING	4x Melamine shelves
PRIVACY SETS	Bathroom, ensuite, wc & powder room (if applicable)
ROBE SHELVING	1x Melamine shelf to all robes with oval hanging rails
WC DOORS	Lift off hinges to inward opening doors

KITCHEN FEATURES

CUPBOARDS	Prefinished laminated board cupboard facings with ABS edging
CUPBOARD HANDLES	Builders standard range handles to all cupboards and drawers
PANTRY SHELVING	4x Melamine shelves (unless otherwise specified)

BATHROOM & ENSUITE

MIRRORS	1m high mirrors the length of the vanity benchtop Framed or unframed
---------	---

LAUNDRY

BENCHTOPS/CUPBOARDS CUPBOARD HANDLES	Laminate benchtops with 1m of cupboards Builders standard range handles to all cupboards and drawers (if applicable)
MACHINE TAPS	Automatic washing machine set

ELECTRICAL

EXHAUST FANS	Included in bathrooms/ensuites unenclosed toilet suite or wc/powder/ensuite/bathroom with no windows
LIGHT SWITCHES & POWER POINTS	White face & back plate (refer plans) 1x double power point for each room (excl. hallways, dining and garage)
LIGHTS	240V downlights to under side of suspended slab and baton holders to remainder
METERBOX	Standard single phase combination with electrical safety switch
SMOKE DETECTORS	2x hard wired detectors or as required

TILING

TILING ALLOWANCE EXTENT OF TILING	200mm x 200mm tile from builders standard range (P.SUM \$44/sqm). 2m high wall tiling in shower recess • 200mm high wall tiling above vanity • 3 rows above kitchen benchtop • 200mm high skirting tile around room in ensuite, laundry, bathroom, wc & powder room (if applicable) • Tiled hob to shower • Floor tiling to ensuite, bathroom, wc, laundry & powder room (if applicable) • Tiled bath riser and hob (if applicable) • Floor tiling to balcony (if applicable)
--------------------------------------	---

EXTERNAL

BALUSTRADE (BALCONY)	Aluminium powdercoated balustrade or framed glass (if applicable) • Choose balustrade profiles from Round, Half Round, Mushroom & Eclipse handrail profiles • Choice of powdercoat colours from standard range Colorbond downpipes (Standard colour range) Hardiflex lining Timber door frame to suit Enviroseal weatherseal 2x taps included Double clay utility bricks for sand render paint finish Colorbond fascias, standard colour range To all sliding windows & sliding doors (unless otherwise specified)
DOWNPIPES EAVE LINING ENTRY DOOR FRAMES EXTERNAL TAPS EXTERNAL WALLS FASCIAS FLYSCREENS	Grano hardstand with the choice of smooth or brushed finish Quality sectional doors with 3x remote controls • Choose from Georgian, Regency, Settler or Mediterranean profiles Colorbond Slimline gutters, choose from 9 standard range colours
GARAGE HARDSTAND	Constructed of Austral Federation Limestone 2c blocks or similar (if applicable) in 1/3 bond To driveway (up to 6m long), porch, alfresco and 6m path (Austral 65mm thick)
GARAGE SECTIONAL DOOR	Colorbond Custom Orb & Comclad roof sheeting (choose from 20 standard colours) 2x Vents to roof with colour matching to roof cover or as required Satinlite glazing to all bathrooms, wc & powder room (if applicable)
GUTTERS	Clear glazing to remainder of house Quality aluminium frames in residential suite unless otherwise stated (choose from list of standard colours) Security key/locks and breezelock to all windows and sliding doors keyed alike to entry doors and deadlocks
PARAPET/ZERO LOT WALLS	Metal frame with standard internal door Metal frame with solid core door
PAVING	
ROOF	
ROOF VENTILATION	
WINDOW & SLIDING DOOR GLAZING	
GLAZING WINDOW FRAMES	
WINDOWS & SLIDING DOORS	
SHOPPER DOOR OTHER EXTERNAL DOORS	

PAINTING

EXTERNAL EAVES EXTERNAL DOORS & DOOR FRAMES METERBOX EXTERNAL RENDER	Standard white Select from Solver paint brochure (1x colour) Select from Solver paint brochure (1x colour) Acrylic Render (2x colour)
INTERNAL CEILINGS & CORNICES DOORS & DOOR FRAMES WALL PAINTING	Standard white Select from Solver paint brochure (1x colour) Select from Solver paint brochure (1x colour) (where applicable)

Disclaimer: This information is accurate at time of printing. All details are to be confirmed during consultation with your Client Co-Ordinator. Your final plans and addenda will represent what you have purchased.