

1 June 2018

Preliminary

Building permits subject to approved building surveyor (town planning permits not included)
Building plans
Soil test and engineering designs (standard designs)
Site and rescode survey
Contract documentation
300mm fall allowance over building platform

Connections

Up to 600m² block
Gas, electricity and water to 5m setback
Stormwater and sewer connection (subject to point location) to 4m depth

Phone trench and point

Base

Class M concrete slab
Concrete pump

Termite protection

Exterior

Aluminium full sash awning windows to front elevation and aluminium sliding windows to remainder
Window locks
Colorbond fascia and gutters
Plaster lined porch areas
Quality external door furniture
Front and rear tap
Sliding doors to meals area

Bricks

Bricks from standard builder's range
Natural mortar colour
Rolled joints

Roof Tiles

Cement roof tiles from standard builder's range

Garage

Double garage under roofline with concrete floor and plaster ceiling and walls (single garage on some designs)
Colorbond panel lift door
Timber infill above garage door
Light and power
Internal access to home (design specific)

Interior

2400mm ceilings to dwelling
Flush panel doors 2040mm high throughout
Quality metal lever door furniture
Built in robes to bedrooms, walk in robe to bedroom 1 with single shelf and rail (design specific)
Built in linen cupboard to laundry (design specific)
75mm cove cornice

Painting

Low sheen acrylic to interior walls (2 coat system)
Gloss enamel to trim and doors
Weather tough acrylic to all exterior surfaces

Kitchen

Stainless steel appliances
900mm hot plate and canopy rangehood
600mm underbench oven
Dishwasher provision with plumbing connections
Glass splashback behind hot plate area
1 3/4 bowl stainless steel sink with choice of flickmixer tap
Laminated doors (square edge)
Postformed laminated benchtops (or square edge)
Built in pantry or walk in pantry (design specific)
Overhead cupboards (design specific)

INCLUSIONS

Accent
RANGE

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Laundry

Built in linen and broom cupboards (design specific)
Chrome tapware
Free standing laundry tub and cabinet

Electrical

Internal batten holders throughout
Double power points
Smoke detectors
Safety switch
Exhaust fans to bathroom and ensuite
TV Points x 2

Wall Tiling

Premium ceramic tiles to all wet areas (kitchen excluded)

Feature tiles from standard builder's range

Bathroom/ Ensuite

Choice of designer bath
Choice of ceramic basins
Choice of stainless steel flickmixer taps
Polymarble shower bases
Semi frameless pivot screens
Large mirrors over vanities with polished edge
Dual flush toilet suites

Floor tiling

Ceramic floor tiles to entry, front hallway, kitchen, meals area and all wet areas or laminate timber fx floor options

Carpet

Quality carpet to remaining areas

Hot Water Service

Continuous flow gas boosted solar hot water system (2 Panel)

Heating

Gas ducted heating to acrylic ceiling registers with electronic thermostat
Number of points specific to design

Insulation

Wall: Sisalation and R1.5 batts to all external walls (excluding garage)
Ceiling: Provide R3.5 batts (excluding garage and outdoor areas)

General

6 1/2 year guarantee
13 week maintenance period
House and site cleaned
Huge choice of colour schemes
6 star energy rating (subject to site plan layout)

Not included

Front, perimeter and internal fencing
Landscaping, driveway, paths and paving
Planning permits (if required by council)
Built in furniture, furniture, decorator items, home theatre systems, window furnishings, towel rails, toilet roll holders, timber windows, Colorbond roofing, windows to garages, electrical items not shown on standard electrical plan, ceiling fans, cooling/air conditioning, security systems, pergolas, timber decking, barbecues, retaining walls and external concrete, tiled patios and community infrastructure levy if required by council.

*some of the above items may be included in house and land packages