

Standard Inclusions



General

- 2700mm ceiling height
- 40mm Stone Benchtop to Kitchen
- Selected 2340mm Front Entry door
- Kitchen island Bench Bulkhead
- Polish edge Mirror to full vanity
- Black Tapware
- 900mm Appliances
- Kitchen under mount sink
- Vitreous China basins
- Evaporate cooling or split systems cooling
- Flush panel doors
- Eaves to front Elevation
- 3 Star gas ducted heating
- 6 Star energy rating
- 7 Year structural Warranty
- Connection of sewer & stormwater to point within allotment
- Single phase electricity supply from underground pit to meter box
- Mains natural gas connection
- Telstra phone underground conduit fitted off & ready for connection by occupier.
- Water connection from mains meter to dwelling including one external tap
- Soft Landscaping
- OH&S Requirements, Temporary fencing, Rubbish cage, Silt protection
- Detailed site and house clean prior to handover.

Base Construction

- Excavation and soil removal for up to 300mm of fall across site up to H1 Slab Class
- Engineered concrete slab construction to described class soil classification.
- Bore pier/Rock removal \$3000
- Termite protection to all slab penetrations and the entire perimeter of dwelling.



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Garage Construction

- Integrated concrete slab with step down from dwelling.
- Color bond' sectional overhead door with automated lifter and remote controls.
- Solid core door to garage external as per plans
- Flush panel door to Garage Internal access door
- Colour Concrete driveway up to 36m allowance
- Brick infill above Garage sectional door to Front façade or as per architectural drawings

Roofing

- Tiles roofing - As specified by architect
- Metal Fascia - 180mm Colorbond
- Gutters and Box Gutters - Colorbond
- Eave Gutters - Colorbond
- Downpipes - 100mm x 50mm Colorbond
- Flashings and Rain Heads if applicable - Colorbond

Exterior Finishes

- Timber framing using Machine Grade Pine (MGP10) timber and nominated beams/lintels as per engineer's design.
- Required glazing to external windows and doors to comply with 6-Star energy rating requirements.
- Full sisilation wrap to external walls.
- Brick veneer walls with "Builder' range bricks "or
- Hebel external wall with Render finish
- Tiled Roof as per plans
- Clear Aluminum windows or as per energy report
- Laundry door solid door



Interior Finishes

- Timber laminate flooring to entry, Pantry, Kitchen, Dining, Family and rear hallway
- Quality carpet and underlay to all internal floor areas
- R 2.5 Wall insulation R2.5 ceiling- Subject to final energy Report
- Plasterboard (10mm) to all internal walls fitted with 75mm cove cornice
- Robes to all Bedrooms with single white melamine shelf
- Linen cupboard with four white melamine shelves if applicable
- Professional 3 coat paint to entire dwelling
- Mdf staircase with standard balustrades if applicable

Fixings

- 2040 mm Flush panel doors throughout
- 67mm x 18mm pre-primed MDF architraves
- 67mm x 18mm pre-primed MDF Skirting
- Single melamine shelf and hanging rail

Electrical

- Downlights Throughout 30 allowance
- Safety Switch
- Single Phase Power
- Power points and switch plates Throughout
- Telephone point
- Exhaust fans to Ensuite and Bathroom showers and WC
- Hard wired smoke detectors



Plumbing

- 32 mm UPVC underground supply
- Water meter
- Recycle Water
- Vitreous china Toilets
- 20 mm UPVC pipe service throughout including brass fittings.
- Stormwater Connection to LPD
- Variable diameter UPVC pipe service throughout including brass fittings.
- Wall mounted external water tap plumbed to water tank as per plans

KITCHEN

- Selected 900mm wide electric Oven
- 900mm wide gas cooktop
- Selected 900mm Rangehood
- Selected 600mm wide stainless-steel dishwasher
- Double bowl stainless steel inset sink with Chrome mixer tapware;
- Engineered stone benchtops with 40mm edge profile to Kitchen
- Selected colored laminate overhead cupboards
- Ceramic wall tiles to splash back area

Bathroom, Ensuit & W.C

- Stone 20mm benchtops with Square form edge
- Selected Colored laminate vanity unit
- Square vitreous china inset basins with pop up wastes
- White toilet suites with soft close seats
- Sanitary grade white acrylic Bath
- Ceramic floor and skirting tiles to Bathroom, Ensuite and W.C.s
- Tiled shower bases to Bathroom and Ensuite
- Semi framed shower screens
- Black mixer tapware to basins, bath and showers
- 300X300mm shower Niches



Hot Water & Heating

- Instant HWU
- Gas ducted heating with ceiling outlets to Bedrooms and all Living areas.

Lundry

- Built in laminate laundry unit with 45 liters stainless steel trough
- P Black mixer tapware to trough
- P Selected Tiles' ceramic floor and skirting tiles
- P Selected Tiles' ceramic wall tiles above trough unit
- P Washing machine hot and cold taps.

