

## YOUR FIXED PRICE CONTRACT INCLUDES

- Fixed site costs
- Council requirements
- Developer requirements
- Re-establishment survey (if required)
- 6-Star energy rating
- Soil test and contour levels
- Independent quality and compliance inspections
- 15 month defects liability period
- 30 year structural guarantee
- Building insurances and warranties

## EXTERNAL FEATURES

### BRICKS

- Select from Equity range bricks and/or as determined by builder

### PAINT

- Acrylic paint finish to all exterior timber, metalwork and cladding

### EXTERIOR HINGED DOORS

- Equity range front entry door with weather seal and entrance lockset with keyed alike
- Acrylic paint gloss finish

### WINDOWS

- Aluminium sliding windows throughout (including locks), unless otherwise noted on plans
- Aluminium framed fly screens with fibreglass mesh to all opening windows and sliding doors
- Brick infills above all windows and doors with galvanised steel lintels
- Block out roller blinds to all windows and sliding doors (excluding sidelights and highlight windows to front entry)
- Translucent glazing to front entry sidelights

### HOT WATER SERVICE

- Gas-boosted hot water service with solar panel mounted on roof (some homes may require additional panels, depending on siting)

### GARAGE

- Flush panel door to garage (no deadbolt)
- Lock up garage under main roof line, including sectional overhead door, with brick infill above (or as noted on plans) and remote door
- Rear pedestrian access door (space permitting)
- Plaster lined ceiling and side walls with 75mm cove cornice
- Structural concrete floor
- LED light fitting to internal garage
- Weatherproof double wall mounted sensor light fitting with compact fluorescent globe to front of garage

### EXTERIOR WORKS

- Fold down clothesline
- Precast free standing letter box
- 1800mm high treated pine fencing to side and rear boundaries (up to 70m) with wing fence and pedestrian gate
- Concrete paving to driveway and front porch up to 36 metres squared
- Front and rear landscaping (refer to landscaping plan)

## BUILDING STRUCTURE

### ROOFING

- Coloured concrete roof tiles with 22.5 degree roof pitch (unless otherwise stated on the plans)

### FRAMING

- Prefabricated stabilised pine wall frames and roof trusses

### BUILDING ALLOTMENT

- Based on building allotment of up to 700m<sup>2</sup> and a maximum building setback of 5m (subject to planning authority)

### PLUMBING

- Concealed plumbing (excluding spa pump, if applicable), poly piping
- Colorbond fascia, quad gutter and rectangular down pipes

### INSULATION

- Insulation as required to comply with 6-Star energy assessment

### SERVICES - CONNECTIONS

- Includes connection to water, sewer and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment. Excludes telephone connection costs and all consumer account-opening fees

### FOOTINGS

- Concrete waffle, engineer designed 'M' class (1 x concrete pump allowance) - maximum 300mm fall and no existing fill (slab cost will be adjusted if founding conditions differ)

### ELECTRICAL

- Weatherproof double power point to alfresco (where applicable)
- Weatherproof double wall-mounted light fitting with compact fluorescent globe to external side and rear doors (as noted on plans)

### FLOORING

- Equity range external floor tiles to alfresco (where applicable)

## INTERNAL FEATURES

### ELECTRICAL

- Equity range double power points throughout and white switch cover plates
- 1 x data point
- 2 x TV connection points to single storey homes, 3 x TV connection points to double storey homes
- TV antenna
- Smoke detectors wired direct
- RCD safety switch

### LIGHTING

- LED oyster light

### HEATING & COOLING

- Ducted heating (gas fired with manual thermostat) with ceiling ducts in all habitable rooms (includes bedrooms) in accordance with manufacturer's specification
- Evaporative cooling with ceiling ducts in accordance with manufacturer's specifications

### CEILING HEIGHT

- 2590mm (nominal) ceiling height to single storey homes with 75mm cove cornice
- 2740mm (nominal) ceiling height to double storey homes (ground floor) with 2440mm to first floor and 75mm cove cornice

## PAINT

- Two coat application of Equity range paint throughout - low sheen acrylic to internal walls with acrylic ceiling paint
- Gloss enamel painted internal timberwork and doors

## STAIRCASE (IF APPLICABLE)

- MDF treads and risers, including plaster dwarf walls, to stairs and void areas

## FLOORING

- Equity range floor tiles to meals, kitchen, family, entry and living areas (or as noted on plans)
- Equity range carpet with underlay to all bedrooms, staircase and robes, as noted on plans
- Equity floor tiles with matching 100mm tiled skirting to all wet areas (or as noted on plans)

## ROBES

- Single melamine shelf with chrome hanging rod

## DOOR

- Flush panel 2040mm high internal door
- Equity range internal door furniture
- Door stop throughout

## FIXING

- Painted finish single bevelled MDF 67x12mm skirting and 42x12mm architraves

## KITCHEN FEATURES

### KITCHEN CABINETS

- Base and overhead cupboards with fully lined melamine interior
- Four bank drawer module with metal sided drawer runners

### RANGEHOOD

- 600mm stainless steel vented canopy rangehood to single storey homes
- 900mm stainless steel vented canopy rangehood to double storey homes

### SPLASHBACK

- Equity range tiled splashback (700mm high including returns)

### SINK & MIXER

- Chrome sink mixer
- Double bowl sink with single drainer

### PANTRY

- Pantry with 3x300mm wide fixed melamine shelves

## BENCHTOP

- Equity range 20mm stone benchtop with 20mm square edge and pre laminated doors and panels

## ELECTRICAL

- Telephone connection point to kitchen
- Stainless steel dishwasher with programmable functions

## COOKTOP

- 600mm electric stainless steel oven with 4-burner 600mm gas stainless steel cooktop to single storey homes
- 900mm stainless steel electric upright cooker with 5-burner gas hob to double storey homes

## WET AREA FEATURES

### TOILET

- China close coupled toilet suite with soft closing seat
- Toilet roll holder

### LAUNDRY

- Flick mixer tap with 45 litre inset trough
- 2 x stop taps for washing machine (1 x hot, 1 x cold)
- Laminate cabinet and 20mm square edge stone benchtop

### SHOWER

- Water saving shower rose on wall bar and chrome wall mixer tap
- Semi-frameless shower screen up to 1950mm high
- Equity range wall tiles up to a minimum 2000mm above base
- 900mm x 900mm preformed shower base (or as noted on plans)
- Exhaust fans over showers

### BATHROOM/ENSUITE/POWDER ROOM

- White ceramic counter top basin with built in chrome waste and push down plug, and vanity mounted chrome mixer tap
- Equity range bath tiles on hob, minimum 600mm above
- Acrylic bath - 1675mm with mixer tap and 200mm spout

### VANITY

- Laminated vanity (width nominated on plans) with Equity range stone benchtop with 20mm square edge

### TOWEL RAILS

- Double towel rails in ensuite and bathroom
- Towel ring to powder room

The above inclusion items are only applicable to products selected from the Burbank Equity Range and do not apply to any other Burbank range. These items are subject to availability and Burbank reserves the right to substitute or omit these items should they not be available. Final building product colours can vary due to availability or changes in manufacturing process. Future trees or buildings constructed on adjoining lots may alter the energy rating and solar hot water service performance. Information is correct at time of printing 01/06/2015.