

TURNKEY INCLUSIONS

PRELIMINARY WORKS

- Survey, soil test and site inspections
- Building permit application fees
- Drafting of standard customer plans
- Temporary fencing & scaffolding during construction as required
- Geo-fabric sediment control & waste receptacle as required by local council during construction

SITE WORKS

- Earthworks including levelling of building platform over home area and rock excavation where required
- Retaining walls to base of site cut/fill if required
- Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- Connection of underground gas and water supply including metering
- Concrete waffle slab, engineer designed to 'H2' class

EXTERNAL WORKS

- Fencing to rear & side boundaries with return panels to side of home and one hinged single gate as per estate covenants and/or guidelines
- Concrete driveway, front entry porch & path to suit covenants and/or guidelines
- Concrete landing to laundry external door and clothesline in natural finish
- Landscaping to front yard including a combination of turf and mulched garden beds with plants & trees (plant species is season dependant)
- Rear landscaping including turf, shaped & mulched garden beds & Lilydale (or equivalent) toppings to sides of house.
- Letterbox with street number
- Wall or ground mounted folding clothesline
- Two external garden taps
- Termite treatment system to the perimeter of the concrete slab & all slab penetrations if required by local council



JOINERY & FINISHES

- . Feature front door and timber entry door frame
- . Deadlocks to all external hinged doors & garage/house internal hinged access door
- . Flush panel & gloss painted internal doors
- . Chrome lever style internal door furniture
- . Cushion door stops to all hinged doors
- . Built in linen cupboard with four melamine, easy clean shelves
- . 67 x 12mm splayed profile gloss painted skirting & architrave
- . WIR or built in robe to bedroom one and built in robes with sliding vinyl finish doors to all other bedrooms
- . 75mm cove cornice throughout
- . Quality acrylic paint to all walls and ceilings (industry standard two coat system)
- . Ceramic floor tiles to wet areas, entry foyer & kitchen
- . First quality carpet with underlay to non tiled areas including aluminium edge strip to carpet/tiled junctions

KITCHEN, BATHROOMS & LAUNDRY

- . Fully laminated kitchen cabinet doors, end panels and drawer fronts with melamine base and overhead cabinet carcasses
- . 20mm reconstituted stone, square edged bench tops to kitchen
- . Stainless steel 1 ½ bowl sink
- . Chrome lever mixer tap to kitchen sink
- . Stainless steel 600mm gas cooktop
- . Stainless steel fan forced electric oven
- . Stainless steel 600mm rangehood
- . Stainless steel dishwasher
- . 45 litre stainless steel laundry trough in metal cabinet
- . WELS 3 star rated dual flush toilet suites
- . Acrylic bath (design specific) in tiled podium
- . Semi frameless, clear safety glass 'pivot' shower screens
- . Fully laminated vanity unit with square edged bench top & vitreous china basin to ensuite & bathroom
- . Polished edge & frameless mirror over vanity units
- . Chrome finish towel rails, toilet roll holders & soap dishes to all bathrooms
- . Chrome finish tapware throughout
- . Polymarble Shower bases

FIXTURES & FEATURES

- . 6 star energy rating
- . Professionally prepared interior and exterior colour schemes
- . Three months maintenance warranty
- . Prefabricated wall frames and engineer designed roof trusses
- . Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external sliding doors
- . Obscure glazing to bathroom, ensuite & WC windows
- . Colorbond®, fascia, guttering and downpipes
- . Concrete roof tiles, standard roof pitch 22°
- . Colorbond® sectional garage door with auto opener & three hand held transmitters
- . External wall insulation minimum R1.5 (includes insulation and wall batts)
- . Ceiling insulation, minimum R2.5 batts, to living areas (excludes garage, verandahs, porch, etc.)
- . Flyscreens to all opening windows
- . 200 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)
- . Gas continuous hot water unit with recycled water connections (where recycled water is available to the estate)
- . Gas ducted heating to all bedrooms and living areas (wet areas excluded and design specific)
- . Programmable thermostat to ducted heating system
- . Roller blinds to bedrooms, living areas and kitchen
- . 1 Split System (Reverse Cycle) air conditioning unit to living area only
- . 2400mm (nominal) ceiling heights to ground and first floors

ELECTRICAL

- . Earth leakage electrical safety switch to lights and power points
- . Smoke detectors as required by authorities
- . Double power points throughout
- . 2 free to air TV Points with quad shield coaxial cable connected to TV Antenna
- . 1200mm single tube fluorescent light point to garage ceiling
- . Led Downlights throughout
- . 2x up/down external lights to façade (locations at builder discretion)