



HIGH QUALITY INCLUSIONS

Designer Range

Preliminaries and Site Works

- ✓ Council approved working plans – all fees & charges.
- ✓ Geotechnical report (soil test) and contour feature survey.
- ✓ Building Structure to meet N2 building classification.
- ✓ Protectant termite barrier full perimeter system & slab penetrations (as per current Australian standard).
- ✓ Preparation of site up to 300mm cross fall.
- ✓ Footings and slab constructed to engineer's details as per H1 site classification.
- ✓ Master Builders fixed price contract.
- ✓ QBCC insurance. (6yr structural guarantee).
- ✓ Maintenance period – 6 months.

Frame

- ✓ To be constructed in accordance with current building regulations.
- ✓ Frame and trusses to be erected in accordance with current building code.
- ✓ 2400 Ceiling height throughout

Exterior Finishes

- ✓ Colorbond metal roof of standard Builder's selection.
- ✓ Colorbond fascia & gutter.
- ✓ Colorbond roof to Alfresco area, ceiling fan and lights.
- ✓ PVC downpipes painted to match house.
- ✓ Colorbond automatic garage door(s) with 2 remote handsets.
- ✓ Front entry door with dead lock.
- ✓ Aluminium powder coated windows & sliding doors of standard manufacturer colours.
- ✓ Grey glass to all aluminium windows and doors. Obscure glass to bathroom and ensuite windows
- ✓ Two (2) external taps.
- ✓ Face brick where indicated on plans from standard builder's range.
- ✓ Builder's range exposed aggregate to driveway.

Landscaping

- ✓ Fully landscaped with turf, mulch and plants.
- ✓ Covenant compliant timber paling fence with fence returns to house & gate for lots up to 400 square meters.

Plasterboard

- ✓ To be supplied and installed in accordance with current Australian standards.
- ✓ Ceiling and walls 10mm plasterboard with 75mm cove cornice.
- ✓ Wet area walls 10mm MR Plasterboard or 6mm fibre cement.

Painting

- ✓ Down pipes to be painted to match house.
- ✓ Three-coat application to all plasterboard wall areas in washable low sheen grade paint.
- ✓ Two-coat application to all plasterboard ceilings.
- ✓ Three-coat application to all internal and external doors and mouldings in gloss enamel paint.
- ✓ Two-coats to soffits / eaves.

Internal Finishes

- ✓ Doors: Standard Readicote doors
- ✓ Door Handles: lever series.
- ✓ Door catches: DS2 series plastic and 75mm cushion series in wet areas.
- ✓ Robe doors: Vinyl sliders with aluminium frames.
- ✓ Architrave: 42mm X 12mm.
- ✓ Skirting: 68mm X 12mm.
- ✓ Shelving: Compressed particleboard with chrome hanging rod in robes.
- ✓ Carpet including underlay to all bedrooms and lounge from builders standard selection.

Tiling

- ✓ Tiles selected from builder's range.
- ✓ Floor, vanity splashback, shower walls & skirting tiles included to bathroom and ensuite.
- ✓ Floor & skirting tiles to WC.



SOUTHCOAST BUILDING
GROUP

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- ✓ Floor & splashback tiles to laundry.
- ✓ Family, kitchen & hallways: Fully tiled throughout.
- ✓ Feature tile to kitchen splashback.

Kitchen & Appliances

- ✓ All kitchen cabinets in a combination of gloss & Wilsonart laminate finish.
- ✓ Laminate bench tops to entire kitchen.
- ✓ 600mm cooktop & oven combo.
- ✓ 600mm slide-out rangehood.
- ✓ 600mm dishwasher
- ✓ Stainless steel sink with sink mixer.

Bathroom & Ensuite

- ✓ Wilsonart laminate finish to vanity units.
- ✓ laminate bench top.
- ✓ Drop-in basin.
- ✓ Stainless steel basin mixer.
- ✓ Single towel rails and toilet roll holders.
- ✓ Shower-on-rail to showers.
- ✓ Powder coated aluminium shower screens (clear laminated glass).
- ✓ Framed mirrors provided to all vanities.
- ✓ Porcelain soft close toilet suites.
- ✓ 1525mm bath tub (moulded acrylic).
- ✓ Exhaust ceiling fan.
- ✓ 3-piece tap & spout/mixer unit for laundry tub

Electrical

- ✓ LED lights as per electrical plan.
- ✓ Two (2) external lights – porch and alfresco.
- ✓ Double power point to each room; two (2) double power points in kitchen and Bed 1; plus, single point for fridge, dishwasher & garage door motor.
- ✓ Aerial & two (2) TV points.
- ✓ Two (2) telephone points.
- ✓ Safety switch, circuit breakers and earth leakage device.
- ✓ Smoke detectors (as per Australian standard).
- ✓ 2 x 2.6Kw air-conditioners fitted to both living areas.
- ✓ Ceilings fans to each bedroom / study.

Other Finishes

- ✓ Wall mounted clothesline.
- ✓ Powder coated aluminium letterbox with street numbers.
- ✓ Vertical blinds to all sliding aluminium windows & doors excluding wet areas & garage windows (if applicable).
- ✓ Fly screens to all aluminium sliding windows and sliding doors.
- ✓ 45L stainless steel laundry tub with white glo cabinet.
- ✓ Colorbond patio to rear patio (not included if under main roof alfresco area provided).
- ✓ Locks to all windows and sliding doors.
- ✓ Ceiling insulation (R2.5 rated) – to meet energy efficiency requirements.
- ✓ Wall sarking insulation (R1.0 rated) – to meet energy efficiency requirements.
- ✓ Eaves 450mm wide (when not restricted by boundary clearances).
- ✓ 170lt Chromagen Heat Pump hot water service.