

COLLINS HOUSE

SILVER INCLUSION RANGE



KITCHEN

- 20mm stone bench tops from selected range
- Laminate kitchen cupboards with melamine shelving
- Overhead cupboards
- Quality handles
- Fridge space, pantry or walk in pantry as per plans
- Stainless steel above bench double bowl sink
- Stainless steel flick mixer tapware
- Tiled splash back

APPLIANCES

- 600mm stainless steel cook top
- 600mm stainless steel oven
- 600mm stainless steel range hood
- 600mm stainless steel dishwasher

BATHROOM, WC & ENSUITE

- Custom vanities as per plans
- Quality stainless steel flick mixer tapware
- Semi frameless shower screen with pivot door & laminate glass
- Designer flick mixer tapware
- Quality shower head with rose and rail
- Vitreous china toilet suites
- Acrylic bath as per plans
- Framed mirrors the full length of vanities
- Towel rail and toilet roll holder

LAUNDRY

- Free standing laundry cabinet
- Linen cupboard with 4 shelves as per plan
- Flick mixer tapware to laundry tub

ELECTRICAL

- Usually 6 star energy efficiency rating depending on location
- Earth leakage system and safety switch
- Single phase power and meter box installed to external wall
- Downlights to living areas and bedrooms
- External lights to each entry and alfresco
- Fixed light fittings or down lights to garage and kitchen
- Ceiling fans to all bedrooms
- Double power points through out
- TV antenna, phone point and data connection point
- Hard wired smoke detectors
- Large capacity air conditioner to living area

FLOOR & WALL TILING

- All wet areas waterproofed to industry standards
- Quality floor tiles to bathroom, en-suite, laundry, WC, kitchen, hallways and some living spaces as per the plan
- Shower bay tiled to 200mm
- Tiled kicks to bathroom, en-suite, laundry and WC

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CARPET & WINDOW COVERINGS

Carpets to all bedrooms and some living spaces as per the plans

Vertical blinds to all opening windows and sliding doors.

Fly screens to all opening windows

PAINT & LINING

3 coat paint system to all internal walls, skirting architraves and doors

2 coat paint system to ceilings and cornice

10mm plaster lined walls to living spaces

Wet area suited board as required

90mm Cove cornice

Architrave to floors

Insulation to walls and ceilings

ROBES TO BEDROOMS

Walk in robe to master bedroom where shown on plans including shelf and hanging rail

Built in robes to balance of bedrooms including shelf and hanging rail

COUNCIL & LOCAL AUTHORITY REQUIREMENTS

Minimum 6.5 year structural warranty from builder as per building contract

Up to 12 month maintenance warranty for minor defect items as per building contract

Council fees and charges associated with single dwelling

QBCC warranty and insurance fees

Engineers contour survey and set out

Private certifiers application fees for fast tracked building approval

SLAB & FRAMES

Engineer certified concrete slab and concrete piers where required.

Engineer certified seasoned timber frame

Minimum 2400mm ceiling height

450mm eaves

22.5 degree roof pitch

EXTERNAL CLADDING

Primary material - brick veneer construction to all single storey dwellings and ground floor of double storey dwellings

Light weight cladding to upper floor of double storey dwellings and some features of ground floor facade as per plans and if required by design review committee

Textured render where shown on plans and when required by design review committee

LANDSCAPING & OUTDOOR LIVING

Full landscaping included to front and rear yards

1-2 garden beds to front yard including mulch and design guideline approved plants

Turf to the balance of front and rear yards including nature strip

Letter box with street number

Folding clothes line

Exposed aggregate alfresco area, driveway (including cross-over) and paths as per plans

1800 high timber paling fence including returns to house and gate

GARAGE & ROOF

Colorbond roof or equivalent including fascia and gutter

Colorbond garage door including 2 remotes

