

Lot No. :	HOUSE TYPE :
STREET :	HOUSE SIZE :
SUBURB :	HOUSE FAÇADE :
ESTATE :	GARAGE SIDE :

ADDITIONAL INCLUSIONS UPGRADE OPTIONS LISTED ON PAGE 10. AIR CONDITIONING NOT INCLUDED AS STANDARD

1. PRELIMINARY WORKS

Identification survey & soil test
Engineer consultation & design
Drafting of standard plans
Council Development Application or NSW Housing Code Application including associated application fees
Construction Certification including inspections & associated fees
Site analysis report required by Council
Sydney Water Authority lodgment & plan approval
Standard Stormwater design. Should Council require an Engineers Hydraulic design and/or certification, all associated fees to be charged by way of variation
Traffic Control plan to the satisfaction of Council
BASIX & ABSA assessment & certification
Statutory Long Service Levy & Home Owners Warranty Insurance
Workers Compensation & Contractor All Risk Insurance

EXTERNAL WORKS

2. EARTHWORKS

Local Authority Requirements	Geo-fabric sediment control Chemical toilet Waste receptacle All weather access driveway Temporary site security fence
Building Platform	Earthworks to suit balanced cut & fill over the building platform
Survey	Site set out survey

3. PLUMBING

Mains Connection	Connection of water, sewer & roof stormwater to existing pre-tapped junction
External Hose Taps	Two (2) off external garden taps attached to the dwelling
Surface Water Drainage	Minimum two (2) off 250mm x 250mm yard gullies connected to existing pre-tapped junction via separate 90mm PVC drainage line

Gas Connection

Two (2) off total gas points (HWU & cooktop)

- Includes additional gas pipework throughout the house terminating on an external wall at the mains connection location
- Gas appliances will be supplied suitable for Natural Gas should it be available to the building site.
- Gas appliances will be supplied suitable for L.P.G. where natural gas is not available to the building site. The gas service will be supplied including a manual regulator for future connection to L.P. Gas bottles.
- It is the owner's responsibility to arrange for the supply, installation and connection of the natural gas meter or L.P. Gas bottles.

4. CONCRETING

Piering

Engineer designed concrete piers to suit balanced cut & fill (where applicable)

Slab

Engineer designed reinforced concrete waffle pod slab construction to suit 'M' Class soil classification

Garage

86mm step down from main slab

5. PEST CONTROL

Pest Control

Termite treatment system as required by the Local Authority to all slab penetrations & perimeter of dwelling

6. FRAMING

Timber Size & Species

Prefabricated 90mm internally & externally untreated pine wall frames

Studs

Studs spaced at 600mm centres

Roof Trusses

Engineered designed roof trusses spaced at 600mm centres

Wind Velocity

Structural requirements to suit N2 wind classification

Ceiling Height

Nominal Ceiling Height 2600mm to ground & 2450mm to upper floors (where applicable)

Note: Price includes gal lintel & brickwork over windows & doors

Floor Joists

Engineer designed floor joists spaced at 450mm centres

Flooring

19 mm yellow tongue sheet flooring to first floor

7. ROOFING

Fascia & Gutter

Colorbond® fascia & quad guttering to roof perimeter

Roof Covering	Premium concrete roof tiles from the Bristle 'Classic' range Sarking to entire roof
WH & S	Provision for roof safety rail to perimeter
Downpipes	90mm paint finish round PVC downpipes connected to the stormwater system
8. GLAZING	
Windows & Sliding Doors	Powder coated aluminium framed windows & sliding glass doors with keyed locks Frame colour from standard range
Wet Areas	Obscure glass to bathroom, ensuite & WC
Reveals	Paint grade timber reveals
9. EXTERNAL TREATMENTS	
Brickwork	Single height face bricks to external walls from the PGH 'Naturals' range Paint finish smooth render over common brickwork to feature front façade (where applicable)
Mortar	Ironed finish brick joints with off-white mortar
External Door Frames	Hume 'Weatherguard' entry frame with full perimeter seal
Entrance Door	Hume 'Newington' range XN5 painted front door with translucent glazing
Entry Lock	Lane 'Caletta' lever set & double cylinder deadbolt
Other External Doors	Hume 'XF3' 1/3 clear glazed external door
Other External Door Locks	Lane 'Caletta' lever set & double cylinder deadbolt
Balcony	Powder coated tubular balustrading to front façade balcony
Garage Door	Remote operated automatic Colorbond® sectional garage door <ul style="list-style-type: none">• 2 hand remote opening transmitters• 1 internal wall mounted opening transmitter
Eaves	4.5mm unvented F.C sheeting as level eave soffits to perimeter of home (where applicable) 4.5mm F.C Sheeting with pvc joint strip to front Patio ceiling 10mm Plasterboard lined Alfresco ceiling fixed directly to underside of roof trusses
Trim	18x18mm paint grade square timber bead to intersection between eave soffit and external wall cladding

10. INSULATION

External Walls	Sarking to perimeter of external wall frames R2.0 glass fibre insulation batts installed to external wall frames
Ceilings	R4.0 glass fibre insulation batts installed to the roof cavity of living areas & garage

INTERNAL WORKS

11. INTERNAL LININGS

Walls	10mm Plasterboard lined internal walls Excludes Wet Areas – Area specific linings where required
Ceilings	10mm Plasterboard lined internal ceilings fixed directly to underside of roof trusses
Cornice	90mm cove cornice to the intersection between the internal wall & ceiling

12. JOINERY & HARDWARE

Skirting	66x11mm 'Half Splayed' pine suitable for paint finish (excluding wet areas)
Architrave	66x11mm 'Half Splayed' pine suitable for paint finish
Internal Doors	Hume hollow core flush panel internal doors suitable for paint finish
Door Furniture	Lane 'Caletta' lever internal door handles throughout Privacy sets to Ensuite, Bathroom & W.C (where applicable) White air cushioned door stops
Stairs	Closed riser cover grade internal stairs including paint finish newel posts and handrails with metal balustrade (where applicable)
Wardrobe Doors	Hinged Hume hollow core flush panel internal doors suitable for paint finish
Shelving	Single melamine shelf & chrome hanging rail to robes Four (4) off melamine open shelves to linen

13. CABINETRY

Kitchen Cabinets	Laminate cabinetry including pantry & overhead cupboards
Vanity Cabinets	Laminate cabinetry
Finish	16mm 'Sheen' finish colour-board with ABS Edges to door & drawer fronts, back panels & gables
Benchtops	20mm stone bench tops throughout

Shelving	16mm White melamine shelving with ABS edging & solid back carcasses
Drawers	One (1) off bank of 4 drawers including cutlery tray (450mm wide) to kitchen One (1) off bank of 3 drawers to vanities
Kickboards	Brushed stainless laminate kickboards
Hinges & Drawer Runners	Quality Hettich or Hafele hinges & drawer runners
Handles	Momo 'D' Handles in Satin finish to kitchen Momo 'D' Handles in Satin finish to vanities

14. PAINTING

Specification	Quality three coat Dulux professional range acrylic paint to all walls & ceilings All paints to be white base All painting to be completed as per manufacturers specifications
Internal walls	Sealer undercoat & two coats low sheen acrylic (single colour only)
Internal ceiling	Two coats ceiling flat (white)
Internal timberwork	Prep & two coats with Semi-Gloss enamel finish (colour to match walls)
Eave soffits	Two coats exterior low sheen
Clad wall (where applicable)	Two coats exterior low sheen (allowance includes main & feature colour)

15. TILING

Waterproofing	Application of waterproof membrane to wet area floors, shower walls & external balconies to comply with AS 3740
Specification	Ceramic floor & wall tiles from the Integrity Range to wet areas (nominal heights as listed): 600mm over bath 200mm over vanities 400mm as laundry splashback Single height skirting tile to remaining wet area walls 600mm high splashback to kitchen wall backing bench top 1900mm high in shower recess Feature or contrasting tiles from Integrity Range to shower recess wall <ul style="list-style-type: none">• Feature or contrasting tiles to a single wall within each shower compartment• One feature only per shower compartment
Wastes	Chrome plated floor wastes to bathroom, ensuite & laundry

16. BATHROOM FIXTURES

Shower screens Fully framed shower screens with clear safety glass & pivot door

Mirrors 800mm high (nominal) polished edge mirrors over width of vanity

17. PLUMBING HARDWARE

Laundry Base 42ltr freestanding stainless steel laundry tub & cabinet with bypass
Phoenix 'Ivy' wall mixer & swivel spout to laundry tub
Chrome tapware to washing machine within laundry cabinet

Kitchen Base 'MkII' Double Bowl stainless steel kitchen sink
Phoenix 'Ivy' sink mixer to kitchen

Bathroom & Ensuite Roca 'Victoria' semi recessed vitreous vanity basins including pop up waste
Phoenix 'Ivy' basin mixers
Base 1560mm freestanding bath to bathroom
Phoenix 'Ivy' bath mixer with 180mm Posh 'Solus' wall spout

Powder Room American Standard 'Studio' wall hung hand basin including chrome bottle trap to
powder room with Phoenix 'Ivy' basin mixer (where applicable)

Toilets Posh 'Dominique' close coupled vitreous toilet suites
Chrome tapware to toilet suite cold water supply

Showers Raymor All Directional shower arm & rose
Phoenix 'Ivy' shower wall mixer

Hardware Phoenix 'Gen X' soap dish (one (1) off to each shower enclosure)
Phoenix 'Gen X' double towel rail (one (1) off to each Ensuite & Bathroom)
Phoenix 'Gen X' toilet roll holders (one (1) off to each toilet enclosure)

18. ELECTRICAL

Meter Box Conduit & cabling for underground connection of three phase electricity to meter box
including circuit breakers, safety switch/RCD's as required to service the home, plus
application/lodgement for meter, provision of temporary power including set up &
installation of box at commencement of work
Recessed electrical meter box

Oven Technika 'TB90FSS-5' 900mm stainless steel 6 function electric oven

Cooktop Technika 'TB95GWSS-3' 900mm wide 5 burner gas cooktop in lieu of standard

- Includes additional gas pipework throughout the house terminating on an external wall at the mains connection location

- Gas appliances will be supplied suitable for Natural Gas should it be available to the building site. Energy suppliers may charge an additional connection fee if the dwelling has only one gas appliance.
- Gas appliances will be supplied suitable for L.P.G. where natural gas is not available to the building site. The gas service will be supplied including a manual regulator for future connection to L.P. Gas bottles.
- It is the owner's responsibility to arrange for the supply, installation and connection of the natural gas meter or L.P. Gas bottles.

Rangehood	Technika Veneto 'VCR90SS' 900mm stainless steel canopy rangehood
Dishwasher	Technika Veneto 'CSDW60SS-5' stainless steel dishwasher
Hot Water System	Thermann 26 litre 6 Star Instantaneous gas hot water system Recess box to suit hot water system
Lighting	LED white downlights with 7w lamp throughout main living areas Note: Selected LED downlights do not have dimmable functionality
Switches	Hager Series' light & power switch plates throughout
Electrical Allowances	<p>Kitchen</p> <ul style="list-style-type: none">• Two (2) off double power points to splashback• One (1) off single power point to fridge space• One (1) off single power point to dishwasher space• One (1) off single power point to rangehood• One (1) off single power point to cooktop / oven <p>Living Room</p> <ul style="list-style-type: none">• Two (2) off double power points• One (1) off TV point• One (1) off data point <p>Bedroom 1</p> <ul style="list-style-type: none">• Two (2) off double power points• One (1) off TV point• One (1) off telephone point <p>Bedroom's 2, 3 & 4 (where applicable)</p> <ul style="list-style-type: none">• One (1) off double power point each <p>Bathroom/Ensuite/Laundry</p> <ul style="list-style-type: none">• One (1) off double power point each <p>Garage</p> <ul style="list-style-type: none">• One (1) off double power point <p>Alfresco</p> <ul style="list-style-type: none">• One (1) off weatherproof double power point
Smoke Alarms	Interconnected smoke detectors hard wired with battery backup as required to comply with Australian Standards

NBN

Provision for connection to estate provided NBN/FTTH network including:

- Installation of a telecommunications approved conduit, with draw through, from the service providers point of connection position to the 'Premises Connection Device' (PCD) (location as marked on plan)
- Installation of a telecommunications approved conduit, with draw through, from the 'Premises Connection Device' (PCD) (location as marked on plan) to the 'Network Termination Device' as nominated within the home
- Installation of a phone/data connection point (two (2) off in total), including Cat6 cable to the nominated Home Distribution position within the home
- Installation of one (1) off TV connection point, including RG6 Quad cable to the nominated Home Distribution position within the home

Note: Where NBN is unavailable, provision will be made for future connection. It will be the owner's responsibility to have this rectified once NBN facilities are available.

19. FLOOR COVERINGS

Main Floor Tiles

Ceramic floor tiles from Integrity Range to kitchen, hallways & main living areas as per plan

Carpet

Heavy duty polypropylene textured sisal carpet from the Integrity Range including 7mm foam underlay to all bedrooms & wardrobes plus non tiled living areas

20. LANDSCAPING

North Kellyville ONLY

Allowance for 10m2 rain garden as per engineer's design including surface vegetation. Should Council require further detailing/certification from a Hydraulic Engineer, additional costs to be charged by way of variation

Turf

Turf to yard & nature strip

Note: Feature stone, gravel or mulch may be used in place of turf in areas where there is a likely hood that turf will not grow & at the discretion of the builder

Fencing

1800mm high treated timber paling fence between adjoining properties including wing return & one (1) off pedestrian gate

Note: Only where fencing is not existing

Driveway & Path

Coloured (unsealed) reinforced concrete from Integrity Range to driveway & patio including path as per DA Plan

Alfresco

Plain broom finish reinforced concrete slab

Clothesline

Wall/Fence mounted fold down clothes line from Integrity Range

Letterbox

Render style textured finish contemporary letter box

21. BASIX

Reduced flow water outlets including 3A rated shower heads
Dual flush toilet suites
Fluorescent light globes to designated rooms only as per Basix report
Connection of Recycled Water to one (1) off garden tap, WC's & washing machine cold water tap
Water tank as required within region. Includes automated mains water diversion, submersible pump, first flush device, connection to stormwater system, structural concrete slab & charged 90mm PVC downpipes

22. CONTRACT WORKS

Defects Liability Period

13 week warranty service

Structural Warranty

6 year statutory warranty on building completion

Site Clean

Builders clean on completion
Full sweep out & vacuum of all internal areas
Cleaning of all windows & doors
Removal of builder associated debris

23. EXCLUSIONS

Blinds, intercom, electrical items, home theatre system, television antenna & flyscreens.
Council bonds, infrastructure fees/levies – (eg: Section 94 charges), asset protection & fees, footpath protection, bushfire treatment & any other report not listed within these Inclusions.

24. SPECIAL CONDITIONS

This Contract is subject to Development/Construction Certificate & the conditions of approval noted within. Any additional works required not listed within these Inclusions are to be charged by way of variation.
Any additional site costs over & above an M Class soil are to be charged by way of variation
It is the Owners responsibility to review & comply with conditions of Council's Development Application in relation to the subdivision works. Any additional costs are to be charged by way of variation.
All quoted prices are inclusive of GST.

PROMOTIONAL UPGRADES

PACKAGE OPTION 1

Tick to select

Brickwork	Smooth brickwork in lieu of standard
Entrance Door	Feature 920mm x 2040mm Hume paint finish hinged front entry door with translucent glazing in lieu of standard
Alarm	Alarm system including three (3) off sensors, connection to mains power & control panel
Benchtops	40mm stone tops throughout including waterfall end to kitchen island bench
Oven/Cooktop	Smeg 'FS9010XS' 900mm stainless steel dual fuel freestanding upright cooker including electric oven & gas cooktop with five (5) burners. Includes gas connection
Rangehood	Smeg 'K24X90' 900mm stainless steel canopy rangehood
Shower Screens	Fully frameless shower screens to bathroom & ensuite
Tiles	Full height wall tiles to bathroom & ensuite
Floor Coverings	Timber flooring throughout ground floor & upper floor main living areas only. Note: Includes internal stairs (where applicable)
Window Screens	Powder coated aluminium framed insect screens to window openings & sliding glass doors only NOTE: Frame colour to match windows
Window Coverings	Vertical blinds from the Integrity Range to windows & sliding glass doors Note: Excludes wet areas & garage

PACKAGE OPTION 2

Tick to select

Air-Conditioning	Fully ducted air-conditioning unit including inverter
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PACKAGE OPTION 3

Tick to select

Air-Conditioning	Wall mounted reverse cycle split system air conditioning unit (each)
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