



### Special services provided

- Working drawings
- Provide detailed contour survey plan
- Basix certificate to state government requirements
- Standard landscape plan
- Standard council / certifier application fees
- Standard statutory water authority approval fee
- Home owners warranty insurance and construction insurance
- Engineer designed & construction of a standard waffle pod 'M' class (subject to bore hole report)
- Piering (allowance of 60lm) concrete handling & concrete pump to suit 'M' class site
- Provide standard excavation for building platform (allowance of 500mm for cut & fill)
- Peg out survey & formwork check
- Sewer connection to boards existing sewer junction on site (allowance of 10 metres)
- Stormwater connection to rear/front of house (allowance of 10 metres from house)
- Water connection (allowance of 10 metres)
- Underground electricity cables & connection to metre box (allowance of 10 metres)
- Provide gas connection (allowance of 10 metres)
- Provide underground conduit for phone line (allowance of 10 metres from boundary)
- Temporary construction fence & onsite toilet
- Sediment control barriers (as required by council)
- Provide all weather access (as required by council)
- Trade waste compound (as required by council)
- 2.440m ceiling to single level house
- 2.590m ceilings to double storey house ground floor only
- ELC cut out switch to power board
- Six year structural warranty
- 90 day maintenance warranty for minor defects
- Roof rail & scaffolding where required
- No allowance for drop edge beam

### External finishes

- Rendered Eco panel or Rendered Concrete Wall System
- Colorbond roof with insulation blanket
- Termite protection to the perimeter of slab & approved collars to the internal pipes as per BCA
- Structural T2 treated pine timber frame & trusses
- Structural steel beams as per engineering specification (if required)
- 450mm wide eaves to perimeter of house (as per basix)
- Colorbond fascia and gutter
- Colorbond garage panel lift door with 3 handsets
- Aluminium frame window & sliding doors with key locks
- Flyscreens to all windows & sliding doors
- Colour thru concrete driveway & front path to porch up to 70m<sup>2</sup>
- Quality turf to front & rear yard to 180m<sup>2</sup> allowance
- Landscaping preparation to front yard (plants & weed mats by owner)
- Clothesline & letterbox
- Two external garden taps to main supply & 1 tap to recycle water or water tank & pump connection as per basix
- Plumbing to house & wet areas with water tempering safety valve
- Provide 4 gas points (living area, alfresco for BBQ, cooktop and gas hot water system)
- Continuous flow gas hot water system 6 star rating
- Rainwater tank & pump as per basix or recycled water connection if available
- Alfresco & porch glosswood panelling to ceiling with fan and downlights to alfresco

### Internal finishes

- 1200mm or 920mm feature entry door as per house design
- Featured moulded panel internal doors from selected range
- Gainsborough lever door furniture from selected range
- 66mm pine architrave, skirting throughout
- Pine door jams throughout
- 4 melamine shelves to linen cupboard
- 3 TV points, 1 data outlet & 1 NBN provision
- Smoke detectors as per Australian Standards
- Gyprock lining to internal walls with decorative cornice to main living areas with 90mm cornice to remaining rooms
- Double power points to all rooms
- LED downlights to living / kitchen / laundry & main bedroom
- LED oyster lights to remaining bedrooms & fluro to garage
- Paint to walls & ceiling - 1 sealer coat & 2 finish coats of paint (one colour throughout)
- Wardrobe fit outs (as per display)
- Quality floor tiles to entry, family room, hallway, alfresco & kitchen floors (from selected range)
- Carpet to untiled areas (from selected range)
- Roller blinds to windows & sliding doors (from selected range). Venetian blinds to bathrooms only
- Security alarm system
- Stairs & handrails (from standard range)
- Insulation (R2.0 walls & R3.5 ceiling)
- Ducted R/C air conditioner designed for house

### Kitchen finishes

- Polyurethane kitchen cabinet & drawers (1 Dulux colour)
- Soft close hinges to kitchen cupboards & draws
- Quartzstone 20mm benchtop with 40mm lip (1 colour from standard range)
- 4 melamine shelves to pantry
- Microwave shelf, overhead cupboards, 2 pot drawers (if in design)
- Bulkheads above kitchen cupboards (if in design)
- Glass or tiled splashback
- Under bench mount stainless steel kitchen sink with mixer
- Water purifier to kitchen mixer & water outlet for fridge
- Smeg stainless steel 900mm free standing combination gas cooktop & electric oven with matching undermount range hood (as per house design)
- Smeg stainless steel dishwasher
- Safety cut off switch to oven and cooktop

### Bathroom, ensuite and laundry finishes

- Ceramic tiles from selected range to wet areas
- Bathroom & ensuite – floor to ceiling tiles (no cornice)
- Powder room – floor and skirting (one row) tiles
- Laundry – floor, skirting and splashback (one row) tiles
- Floating vanities with 20mm stone top (matching kitchen colour)
- Waterproofing to wet areas as per BCA
- Semi frameless shower screens with clear laminated safety glass
- Shower niches, towel rails & accessories
- Modern mixer tapware 5 star rated in full chrome (from selected range)
- Back to wall toilet suite with soft close lid
- 45 litre drop in laundry tub, bench top & cupboards
- 3 in one light, heater & exhaust fan to bathroom and ensuite
- Broom closet to laundry (if in design)
- Exhaust fan to powder room if required
- Polished edged mirrors to bathrooms
- 1780mm Freestanding bath