

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

**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	Four (4) off total gas points (HWU, cooktop, living room & alfresco bayonet point) <ul style="list-style-type: none"><li>• Includes additional gas pipework throughout the house terminating on an external wall at the mains connection location</li><li>• Gas appliances will be supplied suitable for Natural Gas should it be available to the building site.</li><li>• 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.</li><li>• It is the owner's responsibility to arrange for the supply, installation and connection of the natural gas meter or L.P. Gas bottles.</li></ul>
<b>4. CONCRETING</b>	
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
<b>5. PEST CONTROL</b>	
Pest Control	Termite treatment system as required by the Local Authority to all slab penetrations & perimeter of dwelling
<b>6. FRAMING</b>	
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
<b>7. ROOFING</b>	
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
Alfresco	Sliding Stacker door opening onto Alfresco area (where applicable)
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' XN5 painted front door with translucent glazing
Entry Lock	Lane 'Corvan' entrance lockset to entry door
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"><li>• 2 hand remote opening transmitters</li><li>• 1 internal wall mounted opening transmitter</li></ul>
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. CABINETS

Kitchen Cabinets Laminate cabinetry including pantry & overhead cupboards

Vanity Cabinets 500mm deep laminate cabinetry

# Integrity Range Turnkey Inclusions

Finish	16mm 'Sheen' finish colour-board with ABS Edges to door & drawer fronts, back panels & gables
Benchtops	20mm stone bench tops throughout Waterfall ends to open side of kitchen island bench
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 soft close 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

- Feature or contrasting tiles to a single wall within each shower compartment
- One feature only per shower compartment

Alfresco & Porch

Ceramic floor tiles from the Integrity Range to Alfresco & Porch

Wastes

Chrome plated floor wastes to bathroom, ensuite & laundry

## 16. BATHROOM FIXTURES

Shower screens

Semi-Frameless 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 'The Gap' semi-inset 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' Back To Wall vitreous toilet suites  
Chrome tapware to toilet suite cold water supply

Showers

Posh 'Bristol' hand shower on slide rail  
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

# Integrity Range Turnkey Inclusions

	Recessed electrical meter box
<b>Cooktop</b>	Technika 'TB64GWSS-4' 600mm stainless steel gas cooktop with four (4) burners. Includes gas connection
<b>Oven</b>	Technika 'TB60FDTSS-5' 600mm stainless steel electric oven
<b>Rangehood</b>	Technika 'SI10160i-4' 600mm stainless steel canopy rangehood
<b>Dishwasher</b>	Technika Veneto 'CSDW60SS-5' stainless steel dishwasher
<b>Hot Water System</b>	Thermann 26 litre 6 Star Instantaneous gas hot water system Recess box to suit hot water system
<b>Lighting</b>	LED white downlights with 7w lamp throughout main living areas Note: Selected LED downlights do not have dimmable functionality
<b>Exhaust Fan</b>	3-in-1 exhaust fan/light/dual heat lamp combination to bathroom & ensuite
<b>Switches</b>	Hager Series' light & power switch plates throughout
<b>Electrical Allowances</b>	<p>Kitchen</p> <ul style="list-style-type: none"><li>• Two (2) off double power points to splashback</li><li>• One (1) off single power point to fridge space</li><li>• One (1) off single power point to dishwasher space</li><li>• One (1) off single power point to rangehood</li><li>• One (1) off single power point to cooktop / oven</li></ul> <p>Living Room</p> <ul style="list-style-type: none"><li>• Two (2) off double power points</li><li>• One (1) off TV point</li><li>• One (1) off data point</li></ul> <p>Bedroom 1</p> <ul style="list-style-type: none"><li>• Two (2) off double power points</li><li>• One (1) off TV point</li><li>• One (1) off telephone point</li></ul> <p>Bedroom's 2, 3 &amp; 4 (where applicable)</p> <ul style="list-style-type: none"><li>• One (1) off double power point each</li></ul> <p>Bathroom/Ensuite/Laundry</p> <ul style="list-style-type: none"><li>• One (1) off double power point each</li></ul> <p>Garage</p> <ul style="list-style-type: none"><li>• One (1) off double power point</li></ul> <p>Alfresco</p> <ul style="list-style-type: none"><li>• One (1) off weatherproof double power point</li></ul>
<b>Smoke Alarms</b>	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 Colorbond 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 ready for ceramic floor tiles

**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**

Intercom, home theatre system and television antenna. 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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