

PRE-CONSTRUCTION

- ◆ Engineers soil report & slab design
- ◆ Council building application fees (standard applications based on Local City Council excluding town planning, bonds etc.)

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ◆ Fixed price site works including cut/fill and retaining walls as required.
- ◆ Engineer designed concrete slab & footings with control joints where applicable
- ◆ Termite treatment to slab penetrations and physical perimeter barrier
- ◆ Sewer & Storm water connections to existing serviceable connection points
- ◆ Water connection from pre-tapped water main

ENERGY EFFICIENCY

- ◆ 6 Star Rated as per government regulations.
- ◆ R2.5 ceiling batts to ceiling area (excluding garage and external roof area)
- ◆ R1.5 walls batts to external walls (where required)
- ◆ Double sided foil "Wall-wrap" to external stud walls
- ◆ 250L Electric Storage HWS
- ◆ Weather seals fitted to external hinged doors
- ◆ Wall mounted split system reverse cycle air conditioner to living room and master bedroom
- ◆ 500 KPA water pressure limiting device
- ◆ Energy efficient down lights to dwelling, fluorescent lights to garage

BRICKS, WINDOWS, ROOFING & GARAGE

- ◆ Select range of clay bricks from the Builders standard range with natural mortar.
- ◆ Natural mortar with raked joints
- ◆ Feature render finish to front façade where required (Refer plan for details)
- ◆ Powder coated aluminium windows in the standard Builders range of colours
- ◆ Powder coated aluminium framed security screens to all openable windows and external doors
- ◆ Keyed window locks to all opening sashes and sliding doors
- ◆ Metal roof or concrete roof tiles in the standard Builders range of colours. Refer plan for details
- ◆ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ◆ Metal fascia & gutter in the standard Builders range of colours
- ◆ Roller blinds to all windows and sliding glass doors (excludes wet areas, window behind cooktop & garage if applicable)
- ◆ Obscure glass to Bathroom, Ensuite and WC windows

KITCHEN

- ◆ Stone bench tops from Builders standard range
- ◆ Laminate finish to joinery in the standard Builders range of laminates & handles
- ◆ Overhead Cupboards to kitchen with plaster lined bulkhead (where applicable) Refer plan for details
- ◆ Technika 900mm wide stainless steel freestanding electric cooker
- ◆ Technika 900mm wide glass canopy rangehood
- ◆ Technika freestanding stainless steel dishwasher
- ◆ Inset stainless steel kitchen sink
- ◆ Chrome sink mixer
- ◆ 2 X Pendant lights to island bench (if applicable)
- ◆ Kitchen sink mixer tap Mizu Soothe with pull out spray
- ◆ Cold water point to fridge space

BATHROOM, ENSUITE & TOILET

- ◆ Stone bench tops from Builders standard range
- ◆ Laminate finish wall hung vanities in the standard Builders range of laminates & door handles
- ◆ Clear laminated aluminium framed shower screens in the standard Builders range of colours
- ◆ White acrylic bath (1500-1675mm – design specific)
- ◆ 1050mm high aluminium frameless mirrors fitted to the same width as the vanity unit
- ◆ Chrome mixer tapware
- ◆ Chrome metal double towel rails and toilet roll holders
- ◆ Dual flush vitreous china suite with soft close seat
- ◆ White ceramic basins
- ◆ Hand shower on rail





CERAMIC TILING & FLOOR COVERING

- ◆ Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath and single row of skirting tiles to wet areas
- ◆ Kitchen 600mm tiled splash back
- ◆ Toilet & Laundry floors, 500mm splash back over tub and single row of skirting tiles
- ◆ Ceramic tiles to Kitchen, Meals and Family area as per plan
- ◆ Builders range carpet to Bedrooms, and Lounge as per plan

ELECTRICAL

- ◆ Earth leakage safety switch & circuit breakers
- ◆ Single phase underground power connection from existing supply point.
- ◆ Meter box will be installed on the side nearest mains connection point
- ◆ Double power point to each room as per electrical plan.
- ◆ Two (2) television points (complete with 6 lineal metres of cable and antenna)
- ◆ Smoke detectors (hard wired with battery backup)
- ◆ Pre-wiring for two (2) Telstra phone points
- ◆ Weatherproof external light fittings (where applicable)
- ◆ Ceiling fans to bedrooms and alfresco

STANDARD INTERNAL & EXTERNAL FEATURES

- ◆ 2440mm nominal Ceiling height
- ◆ 2040 x 820 feature external front door with clear glazing
- ◆ Flush panel paint grade external hinged doors to other external doors (where applicable)
- ◆ Paint grade flush panel internal passage doors
- ◆ Gainsborough Ambassador Lever Set to front entry door
- ◆ Internal lever door furniture
- ◆ Door stops and catches throughout

- ◆ Deadlock to all external hinged doors
- ◆ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ◆ Three (3) coat internal paint system to Manufacturers standard specifications
- ◆ Two (2) coats to ceiling to Paint Manufacturers standard specifications
- ◆ Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- ◆ Mirror sliding robe doors and melamine single rail and shelf to wardrobes
- ◆ Vinyl Sliding doors to linen with melamine shelving (where applicable- Refer plan for details)
- ◆ 45 litre freestanding stainless Laundry tub
- ◆ Two (2) external garden hose taps
- ◆ AAA Rated hand shower rail and tapware
- ◆ Exposed aggregate (unsealed) concrete driveway and paths
- ◆ Landscaping including A grade turf to front and rear yard and garden bed to front garden with garden edging (refer landscape plan)
- ◆ Timber fencing to side and rear boundaries including returns and gate
- ◆ Fold down clothesline
- ◆ Render finish painted letterbox and metal insert

WARRANTIES

- ◆ Twelve months maintenance period
- ◆ 7 Year structural guarantee

