

INCLUSIONS

Impeccably designed, stunningly appointed

2550 HIGH CEILINGS
LANDSCAPING AND PLANTING
STONE KITCHEN TOPS
TIMBER LOOK GARAGE DOOR

AIR CONDITIONING
DOWN LIGHTING
STAINED FEATURE FRONT DOOR
FEATURE FENCING AND LETTERBOX

Pre-Construction

- HIA fixed price contract
- Plans – Specifications
- Engineers soil report and slab design
- Council building application fees (standard applications based on Local City Council excluding town planning, relaxations etc)

Energy Efficiency

- Bulk ceiling insulation rating R2.5 to ceiling area
- Double sided foil “Wall-wrap” to external stud walls
- Energy efficient aluminum improved windows and sliding door units. Weather stripping to hinged external doors
- Continuous flow gas hot water unit (excluding controller and supply of gas bottles). 500 KPA water pressure limiting device

Site Works Foundations and Connections

- Site scrape and/or balanced cut and fill excavation for up to 1500mm site fall over the building platform
- Engineer designed concrete slab to suite “H2” slab with bulk concrete piling (up to and including a depth of 600mm)
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer and Storm water connections to existing serviceable connection points for sites up to 600m² in size and with a standard 6 meter set back from front boundary (bottle axe, other odd shaped blocks and blocks where service connection exceeds standard allowance may incur extra service costs)
- Eight (8) meters plan length of electrical mains
- Water connection from pre-tapped water main up to and including six (6) metre setback to house
- House constructed for “N2” wind rating conditions (W33). No allowance is made for retaining walls

Bricks. Windows. Roof Tiles and Garage

- Select range of clay bricks from the Builders standard range
- Natural mortar
- Powder coated aluminum windows in the standard Builders range of colours – (with obscure glass to wet areas)
- Keyed window locks to all opening sashes and sliding doors
- Concrete roof tiles in the standard Builders range of colours and profile
- Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- Colorbond fascia and gutter in the standard Builders range of colours

Kitchen Inclusions

- Laminate finish cupboards with laminate bench tops in the standard Builders range of laminates and door handles
- Laminate finish Microwave Oven provision to cabinetry
- 600mm Underbench Oven and Ceramic 600mm Cooktop
- Freestanding Stainless Steel Dishwasher
- Stainless Steel 600mm Slide Out Rangehood
- 1¾ bowl stainless steel kitchen sink
- Chrome sink mixer

Bathroom Ensuite and Toilets

- Wall hung vanities with laminate bench tops in the standard Builders range of laminates and door handles (high-set may vary)
- Clear laminated glass shower screens with powder coated aluminum frames in the standard Builders range of colours
- White acrylic bath (1500-1675mm – design specific)
- 900mm high polished edge mirrors fitted to the same width as the vanity unit
- Chrome mixer Tapware, Chrome double towel rails and toilet roll holders
- Vitreous China Close Couple toilet suite w/seat
- Semi Inset Basins (or semi recessed as required)
- Shower on rail to bathroom and ensuite shower

Ceramic Tiling

- Bathroom and Ensuite floors, 2000mm high to showers, 500mm above bath (Nominal) and 200mm skirting tile
- Kitchen – 600mm tiled splash back
- Toilet and Laundry – floors – 400mm splash back over tub – 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layout

Warranties

- 13 week warrantee period
- Statutory structural guarantee period

Electrical

- Earth leakage safety switch and circuit breaker
- Single phase underground power connection from existing supply point
- Meter box will be installed on the side nearest mains connection point
- One (1) double power point to each room and as per electrical plan
- One (1) 240 volt downlight light point to each room as per electrical plan
- Two (2) external para flood light points
- Two (2) television points (complete with 5 lineal metres of cable and no antenna)
- Smoke detectors (hard wired with battery backup)
- Pre-wiring for two (2) Telstra phone points
- Exhaust fan to bathroom and ensuite
- Single GPO to kitchen microwave oven provision in kitchen

Standard Internal and External Features

- 2400mm nominal Ceiling height
- Carpet grade staircase with Painted timber balustrade as selected from builders standard range (where applicable)
- Round Aluminum Powdercoat handrail and vertical balustrade as selected from builders standard range to external balcony (where applicable)
- Paint grade external front door with clear glazing
- Paint grade external hinged doors to other external doors if applicable
- Paint grade flush panel internal passage doors
- Magnetic door stop from builders standard range to passage doors
- Vinyl sliders from builders standard range to wardrobe doors
- Builders Range exterior leverset to front entry and Interior leversets
- 90mm paint grade coved cornice, 41mm paint grade splayed architraves and 67mm paint grade splayed skirting
- Three (3) coat internal paint system — 2 colours allowed (ie: 1 colour to walls and 1 colour to timber work) to Paint 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
- 45 ltr Laundry trough and Cabinet
- Two (2) external garden hose taps
- AAA Rated water saving shower heads/tapware
- Internal and external builders house clean and Site clean after construction