

SCOPE OF WORKS

1. GENERAL SITE WORKS

Approval:	DA Approval
Survey:	Contour survey & Slab pegout
Sediment Control:	Sediment Control barrier installed to site
Trade Waste:	Removal and disposal as required by Council
Temporary Fence:	Supplied and installed to perimeter of site as necessary
Temporary Site Toilet:	Supplied to site for period of construction
Earthworks:	Cut & fill site to bench slab up to 500mm
Communications Mains:	Telstra communications mains connection to house up to 12Lm
Sewer Mains:	Sewer mains connection to house up to 10Lm
Stormwater Mains:	Stormwater mains connection to house up to 10Lm
Water Mains:	Water mains connection to house up to 10Lm
Gas Mains:	Gas mains connection to house
Electrical Mains:	Single phase mains connection to house up to 12Lm
Excess Soil Removal for excavation, piers and drainage:	Included
Excess Soil Removal for driveway and footpath crossover:	Included
Scaffolding as required:	Excluded for Single storey

2. STRUCTURE

Concrete Slab Type & Class:	Waffle Pod up to H1 Class
Concrete Slab Strength:	Up to 25 MPA
Structural Piers:	Included
Rainwater Tank:	N/A
Drop Edge Beams:	Included
External Steps into House:	Included
Frames & Trusses:	Pre-fabricated 90mm external and 70mm internal as per Australian Standards – Not Treated
Ground floor Ceiling Height:	2600 mm
Structural Steel Beams:	Included

3. EXTERNAL CONSTRUCTION

Main External Material:	Face Brick - Builder's range
External Cladding:	Nil
Main Roof:	Concrete Roof Tiles – 'Contour range', Roof Pitch as per plans
Windows:	Lockable, single glaze aluminium windows and sliding door - Colorbond colours
Windows glass:	Clear Glass to all Dry Area Windows & Obscure Glass to all Wet Area & Stairwell Windows (if applicable)
Flyscreen:	Including flyscreens with Aluminium Powder Coated Frame to all opening window- Colorbond colours
Fly door:	Including fly door(s) with Aluminium Powder Coated Frame to all sliding door(s) - Colorbond colours
Entry Door:	820 mm with Entrance Lever and Deadlock - Builder's Range

External Doors:	Block-board - Builder's Range
Termite Control:	Flick Guard Termite Control to perimeter of house, slab pipe penetrations brick Piers or suitable termite control required
Downpipes:	Painted, 90mm round PVC downpipes
Garden Taps:	1 x Fresh water - 1 x Recycled
Hot Water Unit:	"BOSCH" 20 L Instant Gas Hot Water System - Builder's Range
Fascia & Gutter:	Colorbond Fascia and Quad Gutter - Standard colours
Garage Door:	Colorbond Sectional Panel lift Door with 2 x Remote controls - Standard colours
Front Porch:	External Tiles 300mm x 600mm to front porch as per plan
Front Facade:	Textured Paint finish as shown on plans
Secondary facade:	Textured Paint finish as shown on plans
Clothes Line:	Wall-mounted clothes line - Builder's Range
Letter Box:	Excluded
Driveway & Front Pathway:	Oxide finish Coloured Concrete up to - 35 m ² (single driveway)
Driveway Layback and crossover modifications:	Excluded
Retaining Walls:	Excluded
Landscaping:	Excluded
Corner fencing:	N/A
Fencing:	Excluded
Gate:	Excluded

4. INTERNAL CONSTRUCTION

Internal Lining:	10mm Plasterboard to house, 6mm Villa-board to wet areas
Cornices:	90mm Cove
Skirting & Architraves:	66mm x 18mm Pine - Half Splay with paint finish - Builder's Range
Doors:	Hume HAG9 hollow core doors with paint finish - Builder's Range
Door Hardware:	Round Lever door handles in Satin Chrome - Builder's Range
Wardrobe Doors:	Aluminium Sliding Doors with Mirror
Wardrobe Shelving:	Melamine top shelving with hanging rail
Linen Shelving:	4 rows of melamine shelves subject to design
Painting:	Premium quality paint to ceiling, walls, all external painted areas and doors - Builders Range
Ground Floor Common Areas Covering:	600 x 600mm Porcelain Tiles - Standard Builder's Range (kitchen, dining, living and hallway)
Bedrooms (Guest room & Study):	Carpet - Standard Builder's Range
Blinds:	Excluded
Internal Wall Niches:	Excluded

5. KITCHEN

Under bench & overhead Cupboards, and Drawer Panels:	Laminated finish - standard Builder's Range & standard colours
Kitchen Cabinet Height:	2150mm with MDF bulkhead
Kickboards:	Matching cupboards
Bench-top:	20mm Quantum Quartz stone - Builder's Range
Bench-top Waterfall:	Excluded
Pantry Door:	Laminated door
Pantry shelves:	5 rows of melamine shelving to pantry when built into kitchen joinery, and 3 rows of melamine shelving to the walk-in pantry (when shown on plan)

Splashback:	300 x 600mm Polished Porcelain Tiles - Builder's Range
Handles:	128mm D-Bar handles to lower cabinets & fingerpull to overhead cabinets - Builder's Range
Soft Close Drawers to Kitchen:	Excluded
Soft Close Hinges to Kitchen:	Excluded
Sink:	Drop-In double Bowl, Stainless Steel Sink - Builder's Range
Tap-ware:	Chrome, Gooseneck Flick Mixer - Builder's Range
Cook-top:	Westinghouse 600mm Gas Cook-top #WHG44SA - Builder's Range
Oven:	Westinghouse Oven 600mm #WVE613S - Builder's Range
Range-hood:	Westinghouse 600mm Slide-out Range-hood #WRH608IS - Builder's Range
Dishwasher:	Provison only
Fridge Provision only:	Water, space and electrical point
Microwave:	Provision only and electrical point
Microwave Trim:	Excluded

6. BATHROOMS & ENSUITE

Bathroom Vanity:	UP to 750mm Polyurethane Vanity with White Ceramic Basin on legs - Builder's Range
Ensuite Vanity:	UP to 750mm Polyurethane Vanity with White Ceramic Basin on legs - Builder's Range
Bathroom Wall Tiling:	300 x 600 mm Porcelain wall Tiles 100mm skirting, 150mm tiled splashback to all vanities, 2.0m high in shower and 600mm high around bath - Standard Builder's Range
Ensuite Wall Tiling:	300 x 600 mm Porcelain wall Tiles 100mm skirting, 150mm tiled splashback to all vanities & 2.0m high in shower - Standard Builder's Range
Floor Tiling:	300 x 300 mm Porcelain floor Tiles - Standard Builder's Range
Tapware:	Chrome, Flick Mixer - Builder's Range
Mirror:	6mm Polished edge mirror to match vanity size
Bath Tub:	1500-1650mm Drop In Acrylic white bath as per plan
Shower Screen:	Fully framed (Sliding door or pivot - Builder's Range depending on design)
Mixers:	Chrome, Flick Wall Mixer to shower and bath
Toilet:	Standard Full Porcelain Suite with soft close seat - Builder's Range
Accessories:	Double towel rails and toilet roll holders
Waterproofing:	Installed as per Australian Standards
Shower Head	Hi-Rise Chrome Shower Head - Builder's Range
Shower Niches	Excluded

Note: Specified sizes may vary slightly depending on construction requirements

7. LAUNDRY

Tub:	45 L Freestanding Tub and Cabinet - Builder's Range
Tap-ware:	Standard sink mixer - Builder's Range
Washing Machine Provisions Only:	hot and cold washing machine connection
Splashback:	300 x 600mm Polished Porcelain tiles over sink
Tiling:	300 x 600 mm Porcelain wall Tiles 100mm skirting & 150mm tiled splashback to laundry tub - Standard Builder's Range

8. ELECTRICAL

TV Point:	2 x TV point
Telephone Point:	1 x Telephone point
Data Point:	1 x Data Point
Double Power Points:	1 x Double power points per room
Single Power Points:	5 x Single power points to kitchen cooktop, dishwasher, refrigerator, microwave and garage door. 3 x weatherproof power points to hot water unit, rainwater tank and alfresco
Lighting:	1 x Oyster Light with LED Globe per room as needed, 1200mm Single Fluorescent Light to Garage
External Lighting:	1 x Bunker Light to Porch
Light/Heater/Exhaust Fan:	Combination 3 in 1 to bathrooms
NBN:	Optic Fibre Provisions - 1 x Phone & 1 x Data to garage with power point
Smoke Alarm:	Smoke alarm direct wired with battery backup as per plan
Safety:	Safety switch to electrical meter box
Additional Double Power Points:	Excluded
LED Down-lights:	Excluded
External Twin Flood Sensor Light:	Excluded
Light switches:	Limited 2 ways switch & 3 ways
TV Antenna:	Included
Security alarm system:	Excluded
Extra External Light Provision:	Excluded
Extra Internal Light Provision:	Excluded

9. BASIX

Certification:	BASIX Certification and Rating
Insulation:	R2.5 Insulation batts to external walls except garage; R3.5 Insulation batts to ceiling – Builders Range
Rain Water:	Connection to Recycled Water Mains
Gas Points:	3 x Gas points to Cook-tops, Hot Water Heaters and Living Rooms
Air Conditioning Split:	5 kw Samsung Air Split – Back to Back
Low-E Glazing to windows:	Excluded
Rain Garden:	Excluded

10. BUSHFIRE ATTACK LEVEL

BAL:	0 allowance made
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11. ADDITIONAL ITEMS

12. BUILDER'S STANDARD FEATURES



Contract:	HIA NSW
Defects Liability Period:	13 weeks
Structural Guarantee:	6 years

13. EXCLUDED ITEMS

- Council Footpath Removal & Replacement
- Gutter guards
- Section 94 Contributions
- Purchase of Land
- Non-Standard Acoustic Requirements
- Sydney Water Piering Inspection and Additional Building Works
- Changes due to Developer review/approval process
- Section 149/88b restrictions not identified or accounts for specifically in these inclusions
- Any items not specifically itemised in these inclusions
- Traffic Management Plan and Traffic Control
- Nature strip
- 6 meters tree in DA condition