

PRELIMINARIES

- Preparation and lodgement of Development/Building Application including drafting of Architectural Plans and all applicable fees
- House plan design by a qualified architect, complying to the minimum energy efficiency rating
- QBCC Home Warranty Insurance
- Site classification report
- Portable long service levy [where required by law]
- Comprehensive works insurance during construction
- Site preparation including sediment control

MANDATORY ITEMS

- Earth leakage circuit breaker [cuts power when a short is detected]
- Hardwired smoke detectors in accordance with Australian Standards AS3786-2014
- Water tempering valves [temperature limiting device]
- Non-return valves [stops contaminated water from re-entering the system]
- Scaffolding and edge protection during construction [as required]
- Workplace health and safety notification
- Telecommunication Provisions [NBN, Telstra, Opticomm] where available (connection not included)
- Water and sewerage connection
- Twelve (12) month maintenance warranty from practical completion
- Six (6) years structural warranty from practical completion

GENERAL CONSTRUCTION ITEMS

- Site works for a balanced cut and fill with up to 500mm of fall across pad [subject to final survey]
- Slab designed to suit engineer's H Class specifications [waffle pod]
- Pine frames and trusses – built to necessary wind load requirements
- Termite barriers to comply with Australian Standard AS3660
- Sarking to external walls and entire roof [provides moisture barrier and insulation]
- 2440mm internal ceiling height [unless otherwise specified]
- Electric hot water system [unless otherwise specified]
- Interior and exterior builders clean [note this is not a domestic/rental clean]

ELECTRICAL

- Single phase electrical provision [not including connection]
- LED downlights throughout
- Fluorescent light fitting to garage
- Double and single power points as nominated on plans
- Two (2) television points per dwelling as nominated on plans [not including connection]
- Up to two (2) telephone points per dwelling as nominated on plans [not including connection]
- Ceiling fans to bedrooms
- One (1) x television antenna per dwelling [with booster if required]
- Reverse split system air conditioning to each dwelling as nominated on plans [total quantity design specific]

EXTERNAL FINISHES

- Face brick, render and/or painted cladding as per architectural design [refer to specific plans for details]
- COLORBOND roof, fascia and gutters
- Alfresco under roof line to include FC sheet ceiling
- Broom finish concrete slab to alfresco

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LANDSCAPING & FENCING

- Landscaping as per covenant requirements, including quality turf and front feature garden bed
- Fencing and gates as per covenant requirements
- One (1) x freestanding letterbox per dwelling
- One (1) x fold down wall-mounted clothesline per dwelling
- Driveway and path to front porch [finish will vary as per builder's discretion and council requirements] [as nominated on plan]
- Two (2) x external garden taps for main dwelling [one (1) to front and one (1) to rear] and one (1) for auxiliary dwelling alongside of house

WINDOWS, DOORS AND LOCKS

- Powder coated aluminium sliding/awning windows and sliding doors with key locks
- Fly screens to all opening windows and sliding doors [fibreglass mesh]
- Diamond grill security screen to entry door
- Obscure glass to bathroom/s, toilet/s and ensuite/s
- HUME Newington primed timber entrance door [820mm x 2040H] with LANE entrance set
- Aluminium framed glass door to laundry [clear] and rear garage [obscure] [design specific]
- HUME flush panel internal doors throughout
- LANE internal door furniture throughout
- Privacy locks to WC, Powder, Bathroom and Ensuite [design specific]
- Cushion door stops where required
- Panel lift steel sectional garage door including two (2) remote controls
- Window furnishings to windows and sliding doors [as nominated on plans – some exclusions apply]

INTERNAL FINISHES

- 42mm x 11 single bevel architraves and reveals to all windows and doors
- 68mm x 11mm single bevel skirtings
- 90mm cove plaster cornices throughout
- 10mm plaster board to wall and ceiling linings throughout [excluding wet areas]
- 6mm villa board wall lining to wet areas
- 600mm x 600 rectified porcelain floor tiles to main floor [as nominated on plans]
- DULUX paint [three (3) coat system] to ceiling and internal walls
- Two (2) paint colours throughout. One (1) to ceiling [white], one (1) to walls and woodwork
- Gloss/enamel paint to internal woodwork and doors, low sheen acrylic to internal walls
- Quality carpet to all bedrooms with underlay

ROBES AND LINEN CUPBOARDS

- Framed mirrored built-in robes to all bedrooms with single white melamine shelf and hanging rail
- Framed vinyl sliding doors or hinged doors with door hardware [as per other internal doors] to linen / broom / store cupboards with four (4) white melamine shelves [design specific]

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KITCHEN AND PANTRY INCLUSIONS

- 20mm engineered stone benchtop with arris edge
- Laminated cabinetry including doors with one internal shelf [overheads included] and one (1) bank of cutlery drawers
- White melamine internal shelving
- Microwave provision, including one (1) single GPO [as nominated on plan]
- Tile splashback
- ABEY stainless steel 1.75 bowl overmount sink to kitchen with swivel mixer, one (1) per dwelling
- TECHNIKA appliances:
 - 600mm cooktop, one (1) per dwelling
 - 600mm slide out rangehood, one (1) per dwelling
 - 600mm under-bench oven, one (1) per dwelling
 - 600mm stainless steel dishwasher, one (1) per dwelling

BATHROOM AND ENSUITE INCLUSIONS

- Freestanding vanity unit with basin
- Flat polished edge mirrors 900mm high x full length of vanity
- Aluminium, semi frameless, clear glass pivot shower screens
- Quality tapware, showers and accessories
- DECINA premium sanitary grade acrylic bath to main bathroom [design specific]
- SORRENTO back to wall close coupled toilet suite with soft close lid
- 600mm x 600 rectified porcelain tiles to floor and walls [2000mm high to shower, 100mm high skirting]

LAUNDRY

- EVERHARD freestanding 45ltr stainless steel tub with white metal cabinet with swivel mixer
- 600mm x 600mm rectified porcelain tiles to floor
- 300mm high splashback to tub

EXCLUSIONS

- Retaining walls
- Feature claddings – internal and external
- Rainwater tank [subject to building codes]
- Council relaxation fees and special applications
- Bushfire and acoustic rated areas
- Developer/Covenant Bonds

Note: Individual Covenants vary, provisions outside inclusions list are not included

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