

Inclusions

preliminary works

Site survey and soil test.

Permit application.

Plans drawn and sited.

site works

Site scrape and/or balanced cut & fill for up to 300mm site fall over the building area.

Maximum allowance of up to 10 metres of electrical mains from existing pit to meter box.

Maximum allowance of up to 6 metres for water mains connection.

Sewer and storm water connections to existing legal point of discharge for sites up to 700m² in size and with a standard setback of up to 6 metres from the front boundary. (does not include battle axe and irregular shaped blocks).

No allowance has been made for retaining walls.

Foundation class up to "H" class concrete slab.

kitchen

Oven 900mm electric underbench stainless steel oven (600mm for Smart Home range).

Hot Plate 900mm stainless steel gas cooktop with cast iron trivets (600mm for Smart Home range).

Range Hood 900mm stainless steel canopy range hood (600mm for Smart Home range).

Sink 1¾ bowl stainless steel sink with drainer and basket waste.

Tap chrome gooseneck sink mixer.

Splashback glass from designer range.

cabinetry

Cupboards fully lined melamine modular cabinets incorporating pot drawers, with microwave provision and overhead cupboards.

Doors/Drawers standard laminate. Selected from designer range.

Kitchen Bench Top 20mm reconstituted stone with square edge detail. Selected from designer range.

Vanity Bench Tops laminate "d" roll detail. Selected from designer range.

Handles Selected from designer range.

bathroom and ensuite

Basins white vitreous china square half inset vanity basin.

Mirrors polished edge mirrors full length of vanity and mounted 200mm above bench top.

Bath white acrylic bath in tiled podium.

Shower Bases white polymarble shower base.

Shower Screens semi-frameless with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

Toilet Suite Close coupled toilet suite vitreous china with soft closing seat.

Accessories double towel rails, with separate toilet roll holders in chrome finish securely fitted to timber wall studs.

Exhaust Fans exhaust fans including self-sealing air flow draft stoppers to bathroom and ensuite.

taps and outlets

Basin chrome mixer tapware.

Bath chrome bath mixer with chrome wall bath spout.

Shower chrome shower mixer with chrome shower rail & rose with soap holder.

ceramic tiling

Wall Tiles from builder's standard range Matt Finish to kitchen & Laundry. Gloss tiles to bathroom and ensuite, as per working drawings. Tile selection as per interior colour schedule.

Floor tiles 400x400mm tiles from designer range to ensuite, bathroom, laundry, water closet, entry, kitchen, meals, and family/living areas (house specific), as per standard working drawings.

100mm high skirting tiles to bathroom, ensuite, water closets, and laundry.

No allowance has been made for laying of border tiles, patterns, or feature tiles.

carpet

Carpet from standard range to bedrooms and living areas, as per standard working drawings.

external features

Brickwork clay bricks. Selected from designer range.

Facade face brick.

Mortar Joints natural colour (white sand/grey cement). Rolled Joint.

Entry Frame aluminium with powdercoat finish with clear glazed sidelight(s). (House specific – refer working drawings).

Front Entry Door Hume Doors "Newington Range" with translucent glass.

Laundry External Door aluminium sliding with powdercoat finish or hinged door with gloss paint finish. (House specific – refer working drawings).

Front Door Furniture front entry deadlock combination set.

Infills above windows: front elevation brickwork infills above windows with fibre cement sheet infills above side and rear elevation windows and doors.

Roof Cover concrete colour on roof tiles from designer range.

Roof Plumbing Colorbond® metal fascia and barge. Quad gutter with 100 x 50mm rectangular downpipes.

Termite Treatment Part A with Homeguard Mesh (where required by relevant authority).

ceilings

2400mm (nominal) height throughout.

internal features

Room Doors flush panel hinged doors with chrome hinges.

Room Door Furniture internal lever door furniture in chrome finish.

Mouldings 67 x 18mm bevelled edge MDF skirting & 67 x 18mm bevelled edge MDF architraves.

Plastic white door stops to hinged doors (where applicable).

Door seal and brush strip draft seal to nominated internal doors. Note: This will be in accordance with Energy Rating Assessor's report.

Full perimeter draft seal to all entry door frames excluding garage external pedestrian door.

Weather seal to all external hinged doors.

insulation

Ceiling blown in insulation to house, in accordance with energy rating report.

External Walls glasswool batts (including party wall between house and garage) plus weather wrap to external brick veneer walls (excluding garage), joins in weather wrap to be taped and gaps around windows/doors sealed.

storage

Walk In Robe one white melamine shelf with hanging rail.

Robes one white melamine shelf with hanging rail.

Pantry/Linen four white melamine shelves.

Robes 2040mm high sliding redicote flush panel sliding doors.

Pantry/Linen 2040mm high flush panel hinged door/s.

Robes 2040mm high sliding redicote flush panel sliding doors.

Handles internal lever door furniture in satin chrome finish.

garage

General garage with tiled hip roof including lift-up sectional Colorbond® door in Settler profile to front, painted finish infill above front door, plaster ceiling and concrete floor.

External Walls brick veneer (on boundary wall or product specific if required).

Slab Rebate provided to garage entry to resist water and dirt ingress.

Pedestrian Door keyed alike to Front door (Product Specific)

Door Frame timber, gloss enamel paint finish.

Door weatherproof flush panel, low sheen acrylic paint finish.

Door Furniture entrance lockset.

laundry

45 litre stainless steel tub and acrylic cabinet with bypass.

Mixer tap in chrome finish.

Chrome washing machine stops fitted inside laundry cabinet.

plaster

Plasterboard to ceiling and wall, water resistant board to ensuite, bathroom, above laundry trough, 75mm cove cornice to all areas.

paint – 2 coat application

Enamel gloss to internal doors, skirting and architraves (to be one colour).

Flat acrylic to ceilings (one colour throughout).

Washable low sheen acrylic to internal walls (one colour throughout).

Satin enamel to front entry door.

electrical

Internal Lights Points batten holder with energy saving fluorescent globes to all areas.

External Lights weatherproof batten holder to each exterior door – refer working drawings.

Garage Light Point double 1200mm fluorescent light with diffuser.

Power Points double power points throughout excluding dishwasher, microwave provision and fridge space.

TV Point 2 points including coaxial cable to roof space (one to main bedroom and two to living area).

Telephone Points two pre-wired telephone points (one to kitchen and one to master bedroom), including underground draw wire with ability to connect to supply pit.

Switch Plates white wall mounted switches.

Smoke Detector(s) hardwired with battery backup.

Safety Switches RCD safety switch and circuit breakers to meter box.

heating

Braemar 3.7 Star ducted heating unit to bedrooms and living areas (excluding wet areas) with programmable controller.

framing

90mm thick MGP10 stabilized timber frame.

plumbing

2 No. external taps (1 to front water meter and 1 next to laundry exit).

Gas reversion fittings x 2 as per current regulations.

hot water system

Rheem continuous flow gas hot water 26ltr system. Note: position of unit will be installed at builder's discretion.

connection costs

Connection of services (water, gas, electricity, sewer, storm water and telephone conduit).
Does not include electricity and telephone consumer account opening fees.

weekly updates

Weekly construction updates, with photos at each milestone (building stages).

warranty

7 Year structural warranty.

3 month maintenance warranty.

quality inspections

Internal quality inspections at each stage of construction.

Independent building inspections undertaken prior to handover.
