

ESSENTIAL INCLUSIONS

PRELIMINARIES & APPROVALS

- ✓ Includes architecturals, surveying, engineering, BASIX, certification,
- ✓ Council approvals and all services connections including gas, Telstra & NBN where applicable.

SITE WORKS & CONCRETE SLAB

- ✓ Site preparation and levelling for concrete slab as per engineering details.
- ✓ Sewer & storm water connections (as per plans)
- ✓ Three Phase Electrical Underground Mains to meter box point on house and Telstra/NBN conduit run-in
- ✓ Underground water service to house from existing water mains inside boundary
- ✓ Cut & fill up to 1 meter sloping site across building envelope
- ✓ Up to 40 l/m of peering
- ✓ M class waffle pod slab
- ✓ No allowance for DEB or retaining walls
- ✓ Provide termite protection to the perimeter of the slab and collars to pipework
- ✓ 3000 litre water tank and connections to household plumbing as per BASIX

FRAME

- ✓ Timber frame & truss to Australian standards
- ✓ 2550mm GF Ceilings Height
- ✓ 2450 FF Ceiling Height
- ✓ 22.5 degree hip & valley roof (as per façade)
- ✓ Sarking wrap package to exterior frame

WINDOWS & SLIDING DOORS

- ✓ Powder coated aluminium sliding doors & windows by Dowell
- ✓ Fly screens to all openable windows

EXTERIOR FINISHES

- ✓ Austral* face brick to GF or architectural cladding (as per design)
- ✓ JH Axon* architectural cladding to FF
- ✓ Villaboard to eaves, porch and external linings

ROOF

- ✓ Standard roof tiles Monier Elabana Range
- ✓ Sarking to underside of roof tiles
- ✓ Colorbond fascia, gutter and PVC downpipes

PLUMBING

- ✓ All services connections and fix-off (as per approved building plans)
- ✓ Garden taps to front and rear of home
- ✓ Tap to rainwater tank and home connections as per BASIX
- ✓ Water outlet provisions to dishwasher space
- ✓ Gas package including 26L continuous hot water system, kitchen connection and 2 bayonet points (1 internal & 1 external). Note - gas must be available to the site.

ELECTRICAL

- ✓ Downlight package (as per electrical diagram)
- ✓ 1 x DPP and switch plate to each room
- ✓ Essential power circuits and points
- ✓ 2 x TV points
- ✓ 2 x data points
- ✓ PP to dishwasher, microwave & refrigerator
- ✓ Exhaust fans to bathrooms
- ✓ Fluorescent to garage
- ✓ Standard inverter ducted air-conditioning to suit with standard outlets
- ✓ Security alarm

INTERNAL FINISHES

- ✓ 2550mm ceiling heights to GF
- ✓ Insulation to walls and ceiling
- ✓ Feature Corinthian entry door (2040 x 820) and handle set
- ✓ Flush doors to all rooms, cavity sliders, linen etc
- ✓ Satin or polished chrome lever handle sets
- ✓ Plasterboard lining and Cove cornices
- ✓ Half-splay* FJP skirtings & architraves
- ✓ Taubmans* two coat system to walls & ceiling (single colour)

KITCHEN

- ✓ 20mm stone tops and tiled splashback
- ✓ White poly or laminate finish cabinetry (as per design)
- ✓ Standard tapware & sink flickmixer
- ✓ Westinghouse 900mm dual fuel freestanding cooker WFE914SB
- ✓ Westinghouse retractable rangehood WRH908IS
- ✓ Dishwasher, water & electrical connection

ROBE & LINEN CABINERY

- ✓ Mirrored sliding doors with 1 fixed melamine shelf and hanging rail
- ✓ Master suite walk-in robe as per design
- ✓ Melamine shelving to linen or laundry cabinets as per design

BATHROOMS & LAUNDRY

- ✓ Builders range tiles 2100mm high to shower with 300mm skirting elsewhere
- ✓ Semi frameless shower screens
- ✓ Wall hung laminated vanities with moulded porcelain top
- ✓ Modern Rubic square tapware
- ✓ Standard close-to-wall dual flush toilet with soft close lid
- ✓ Standard free standing bath tub
- ✓ Tiles to laundry floor & 300 skirting tile to walls
- ✓ Stainless steel laundry trough with standard tapware
- ✓ Washing machine space with water & electrical connections
- ✓ Cabinetry as specified on plans

FLOOR COVERINGS

- ✓ Standard timber look laminate to main areas GF (ceramic tiles optional)
- ✓ Builders range carpet to stairs and FF
- ✓ Builders range outdoor tiles to alfresco & porch

DRIVEWAY & LANDSCAPING

- ✓ Standard 100mm concrete colour seal driveway in cove finish inside boundary, plain concrete broom finished at cross over (50m2 allowance)
- ✓ Standard Colourbond fence with 1 Colourbond gate & latch
- ✓ Standard garden pebbles to sides of yard
- ✓ Quality turf with top soil underlay to rear & front yard
- ✓ Raised garden bed with native plants & garden mulch to front yard as per approved landscape plan)
- ✓ Wall mounted Hills clothes line

COMPLETION

- ✓ Occupancy certificate issued
- ✓ 6 years structural Warranty
- ✓ 6 months maintenance period



900mm freestanding oven plus 900mm canopy rangehood in glass or stainless steel



Dishwasher and microwave as standard



Designer bath spouts or combination sets



Premium tapware selection as standard



Quality kitchen appointments



Designer bathroomware and accessory items

