

# Standard Inclusions



## Fixed price contract

- Drawing of plans and specifications
- N3 wind loading
- Termite treatment to Australian standard 3560-2000 with physical Termite barrier
- Council applications Fees and Permits all included
- Standard water and sewerage connection Fees
- Workplace Health and Safety Fees/PLSL levy
- Slab and Foundations designed and certified by Engineer
- Six month maintenance period
- Six year structural guarantee
- QBSA and Public Liability Insurance
- Storm water to meet council requirements
- Allowance for foundations up to "M" class soil
- Allowance for up to 500 mm cut and fill/earthworks on site
- Your home professionally cleaned on completion and site cleaned and levelled

## External Features:

- Brick selection from builder's extensive range
- Natural or Ivory mortar to brickwork
- 800 mm wide natural grey concrete path around perimeter of house
- 900 x 450 mm brick letterbox
- Hills Hoist clothesline
- Colorbond roof fascia and guttering (standard colours)
- Entry door (Hume) to the value of \$600
- "Tri lock series" lock to Front door
- Engineer's certified roof trusses (@ 900 mm centres)
- Full insulation to internal ceilings of house (except garage, patios and porch)
- Aluminium framed sliding windows and doors with tint
- Security screens to all glass sliding doors
- Fly screens to all windows
- Weather seals to all external doors
- Circuit breakers to Meter Box - complies with Australian Standards
- Underground or overhead power connection up to 15 metres  
2 external taps
- Rinnai V1500. 5 Star energy rating
- Rheem electric heat pump hot water system
- Metal ceiling battens to underside of trusses
- Remote panel lift garage door
- Driveway allowance of 60sqm of natural grey concrete

## Internal Features:

- Hume doors throughout choice of (Oakfield/Chateau/Caprice range)
- Gainsborough or Meridian locks to internal doors.
- Privacy locks to main bedroom, ensuite toilet and bathroom doors
- Plasterboard to wall and ceilings. 90 mm cove cornices choice from 4
- Ample lights and double power points
- All lighting fixtures supplied
- Wardrobes to include full width melamine hat shelf with hanging rail and set of three shelves to one end
- Vila board to all wet areas
- Smoke detectors hard wired to comply with BCA

- 2 telephone points
- 2 television points
- Skirtings 68 x 19 mm (painted)
- Architraves 68 x 19 mm (painted)
- Fully painted with 3 coats of paint to walls using premium grade wash and wear as well as full gloss paint to doors, architraves and skirtings
- Linen cupboard includes 4 melamine shelves 'Pine Ridge' lining to garage walls
- Fully ducted reverse cycle airconditioning to house.
- Vertical blinds to all windows and glass sliding doors excluding garage

## Tiles/ Floor Coverings:

- Carpet to all bedrooms and lounge to the value of \$150/lm
- An allowance for wall and floor tiles of \$30/m<sup>2</sup>
- An allowance of \$500 for feature tiles
- Tiles to 1800 mm high in shower and 1 row of tiles over vanity and continuing around bath Splashback tile to 600 mm high on kitchen
- Splashback tile to 600 mm high on laundry tub
- Floor and skirting tiles to bathroom, ensuite, laundry and toilet

## Kitchen Features:

- Quality custom built laminated kitchen cupboards with post formed bench top and overhead cupboards to ceiling
- Pot drawers under wall oven tower Westinghouse Multi Functional stainless steel oven
- Westinghouse ceramic stainless steel cook top
- Westinghouse fixed extractor range hood
- Dishlex Stainless steel dishwasher included
- Microwave provision

## Bathroom, Laundry and Ensuite:

- Custom built laminated vanity units
- Your choice of standard colours for aluminium shower screen with stylish clear glass
- Full length aluminium framed mirrors above the full length of the vanity
- Water proofing to comply with BCA
- Tiled recessed shower base
- Soap holders to recesses
- Pisces chrome tapware throughout
- 1500 mm long white bathtub
- 1 set of drawers to each vanity
- 45L laundry tub drop in
- Double towel rail to each bathroom and ensuite
- Toilet roll holders in all toilets
- 2 Fan/heater/lights to bathroom and ensuite
- Full ceramic dual flush water saver toilets
- Automatic washing machine taps



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