Standard Inclusions - Autumn 2016

beachwood bc constructions

Preliminaries

- Soil test & site feature survey.
- Working drawings.
- Engineering design.
- 6 Star energy rating report.
- BAL reporting.
- Colour consultation.
- QBE home owners warranty insurance policy.
- Building permit.
- ***Note:*** Excludes – planning permits, developer's approval, council dispensations & infrastructure levies.

Services/Connections

- Relevant water authority, sewer & water application fees for dry tapping only. (Contributions excluded).
- Connection of sewer & stormwater to point within allotment up to 650m2.
- Single phase electricity from existing underground pit to meter box.
- Mains natural gas connection.
- Telstra phone underground service line fitted off & ready for account connection by occupier.
- Water connection from mains meter, underground supply to dwelling.
- Where recycled water is required by Estate guidelines, additional costs will be incurred.
- Where "Fibre to the Home" connection is required by Estate guidelines, additional costs will be incurred.

Base

- Excavation up to 300mm site fall across building platform.
- Engineered waffle style concrete slab construction to "M" class classification, founding depths for edge beams 100mm.
- Termite protection shields to service penetrations – Part A.
- Termite chemical prevention sprayed to building perimeter – Part B.
- ***Note:*** Site costs are assessed individually for each site.
- No allowance for retaining walls or AG drains.

Exterior/General Construction

- Bristile concrete roof tiles selected from "Bristile Traditional & Designer Range" 22.5 deg roof pitch.
- Bricks selected from "Austral Brick" builders range, constructed with natural rolled mortar joints.
- "A&L Windows", clear glazed aluminum sliding windows in an array of powder coat of colours.
- Obscure white cathedral glass to bathroom, ensuite and WC.
- "Colorbond" finish to fascia & quad gutters and downpipes.
- Brick infills over windows & garage to front elevation. Painted fibre cement sheet infill over balance of openings.
- Engineered designed roof trusses.
- Timber framing, MGP10 grade with F17 & LVL timber lintel beams as required.
- Entry door, solid with feature glazed panels selected from "Corinthian" standard builders range.
- External hinged doors fitted with "Gainsborough Trilock" hardware.
- Laundry door fully glazed powdercoat alumnimunm frame with levered hardware fitted.
- 2400mm (8'0") ceiling height with 10mm plasterboard throughout & 75mm scotia cornice fitted.
- Colored concrete driveway and associated path to front entry allowance up to 30m2.

Garage Construction

- Concrete floor, plain finished 86mm step down from dwelling FFL.
- Brick veneer walls to garage, plaster lined & painted, with painted plaster ceiling.
- Panel lift door Colorbond with automated lifter, remote controlled operation.
- Tempered hardboard door to external man door, 820x2040mm.
- Flush panel hollow core door to garage internal access fitted with "Gainsborough Trilock".

Interior Finishes

- Flush panel doors throughout including robes, 2040mm high, including rubber stops.
- Lever door furniture selected from "Gainsborough" contractor range.
- Pre-primed MDF architrave's and Skirting 67x12, single bevel profile.
- Ceramic CAT 1 floor & wall tiles to entry, kitchen, ensuite, bathroom, WC & laundry selected from builders standard range (as per hatched areas on master plans, dwelling specific).
- Quality wall to wall carpet selected from standard builders range available in a wide range of colours & styles.
- Built in robes to bedrooms with single melamine shelve & powder coat hanging rail.

Appliances & Fixtures

- Underbench Oven 900mm – "Westinghouse WVE916SA" S/Steel. (Applicable to 14m, 16m and Double Storey Products)
- Gas Cooktop 900mm - "Westinghouse GHR95S" S/Steel. (Applicable to 14m, 16m and Double Storey Products)
- Rangehood 900mm Slideout – "Westinghouse WRH908IS" S/Steel. (Applicable to 14m, 16m and Double Storey Products)
- Electric Oven 600mm – "Westinghouse WVE613S" S/Steel. (Applicable to 10.5m & 12.5m Frontage Products)
- Gas Cooktop 600mm – "Westinghouse GHR16S" S/Steel. (Applicable to 10.5m & 12.5m Frontage Products)
- Rangehood 600mm Slideout – "Westinghouse WRH605IS" S/Steel. (Applicable to 10.5m & 12.5m Frontage Products)
- Dishwasher – "Dishlex 600mm WSF6606X" S/Steel.
- Kitchen Sink 2 x main inset bowl – "Abey Double Bowl Entry Sink".
- Inset Basins / Semi-Recessed – "Raymor Amethyst" Square Vitreous China with pop up waste.
- Toilet, back to the wall suite – "Raymor Edge".
- Mixer tapware (Basin/Shower/Wall Sink/Laundry) – "Alder Star 35mm".
- Shower Outlet to Bathroom & Ensuite - "Alder Moda" hand held shower on bracket HS305.
- Laundry trough & cabinet – "Everhard 45L" stainless steel trough & white powder coat cabinet.
- Shower base – Polymarble Preformed or tiled insitu with centre chrome waste, design specific.
- Shower screen - Clear glazed "Euro" semi frameless pivot shower screens 2000mm high.
- Bath – "Decina Recline" 1510 or 1650 x 715 x 380mm Lucite sanitary grade acrylic (Length design specific).
- Mirror silver polished edge 1200mm high to full width of vanities.
- Bathroom accessories (towel rails, soap holders & toilet roll holders) to match tapware.

Hot Water

- Solar Pack – "Chromagen System" with gas booster, twin solar collector.

Heating

- Gas ducted heating, ceiling points to bedrooms and living areas (Quantities design specific).
- Cooling, no allowance made – options can be provided upon request.

Insulation/6 Star Energy Rating

- Full 6 star energy rating report.
- Full sisilation wrap to external side of frame, joints to be lapped & taped.
- R3.5 fiberglass insulation batts to ceilings & R1.5 fiberglass insulation batts to walls.
- Sealed door frame to entry & garage internal access.
- Draft stoppers to exhaust fans.
- HWS solar package – "Chromagen System", twin solar collector.

Painting

- External, 2 coats of "Dulux" weather shield.
- Internal walls, 2 coats of "Dulux" matt finish.
- Internal woodwork, 2 coats of "Dulux" semi gloss acrylic.
- Internal ceiling, 2 x coats of "Berger Gold" flat acrylic.
- Entry door, 2 coats of "Dulux" full gloss acrylic.
- ***Note:*** Feature walls to be quoted.

Cabinets & Joinery

- Kitchen bench tops 20mm edge engineered stone selected from standard builders range.
- Vanity bench tops 32mm "Formica" laminate with post formed edges.
- 600mm deep melamine cupboards with "Formica" laminate doors selected from a wide range of colours.
- Chrome handles selected from builders range.
- Overhead cupboards above cooktop bench with painted bulkhead above.
- 1 bank of 4 drawers & 2 pot drawers.
- Soft close drawers throughout.
- In cupboard twin rubbish bin.

Electrical

- R.C.D. Safety switch
- LED downlight 90mm fittings to living areas & LED surface mount fitting to balance of dwelling (Quantities are design specific)
- "Clipsal Slimline 2000" points & switch plates throughout.
- 2 telephone points wired ready for account connection by occupier.
- 2 TV points connected to FTA antenna.
- 2 external double flood lights.
- Exhaust fans to ensuite, bathroom with sealed draft stoppers fitted.
- Hard wired smoke detectors.

General

- Single Storey 16 week construction time guaranteed.
- Double Storey 22 week construction time guaranteed.
- 7 year structural guarantee.
- 13 week maintenance period.
- Site Clean.
- House cleaned on completion.

Notes

- Site starts are subject to land title & client finance availability.
- Compaction of soil if required by engineer is not included.
- Connection to the communications provider is the responsibility of the dwelling occupant.