

Preliminaries

- Soil test & site feature survey.
- Working drawings.
- Engineering design.
- 6 Star energy rating report.
- BAL report.
- Colour consultation.
- QBE home owners warranty insurance policy.
- Building permit.
- Planning permits & community infrastructure levies.

Services/Connections

- Relevant water authority, sewer & water application fees for dry tapping only.
- Connection of sewer & stormwater to point within allotment.
- Single phase electricity from existing underground pit to meter box.
- Mains natural gas connection.
- Water connection from mains meter, underground supply to dwelling.
- FTTH (NBN) Underground provision from boundary pit to dwelling ready for supply agreement & connection by occupier. Allowance for 2 x data adjacent to phone points & 2 x data adjacent to TV points.

Base

- Fixed site costs including, excavation across building platform.
- Engineered waffle style concrete slab construction to required classification & foundation design.
- Termite protection shields to service penetrations – Part A.
- Termite chemical prevention sprayed to building perimeter – Part B.

Exterior / General Construction

- Bristle concrete roof tiles selected from "Bristle 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 glass to bathroom, ensuite and WC.
- "Colorbond" finish to fascia & quad gutters and downpipes.
- Brick infill's over windows to front elevation & garage opening. 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" 840 series lock hardware.
- 2400mm (8'0") ceiling height with 10mm plasterboard throughout & 75mm scotia cornice fitted.
- Acrylic rendered portico pier / facade, dwelling & master plan specific.

Garage Construction

- Concrete floor, plain finished 86mm step down from dwelling FFL.
- Painted plaster lined ceiling.
- Brick veneer walls to garage, plaster lined & painted.
- "B&D" panel lift door with automated lifter, remote controlled.
- Tempered hardboard door to external man door, 820x2040mm.
- Flush panel hollow core door to garage internal access with 840 series lock.

Interior Finishes

- Flush panel doors throughout, 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 floor & wall tiles to entry 1m, kitchen, ensuite, bathroom & 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 shelf & powder coat hanging rail.
- Linen cupboard with melamine shelves x 4 of.

Appliances & Fixtures

- Westinghouse 600mm Electric Oven – POR663 S/Steel.
- Westinghouse 600mm Gas Cooktop – GHR16 S/Steel.
- Westinghouse 600mm Slideout Rangehood – WRH6051 S/Steel.
- Dishwasher Dishlex 600mm DX103 SK.
- Kitchen Sink 2 x main bowl – "Everhard Nu Gleam 1200".
- Inset Basins – "Raymor" Amethyst square inset.
- Toilet Suite – "Imperialware" Valero C/C Suite.
- Mixer tapware (Basin/Shower/Wall Sink/Laundry) – "Alder Star" 35mm.
- Laundry trough & cabinet 45L stainless steel trough & white powder coat cabinet.
- Shower base "Louve Project" 900 x 900 with clear glazed framed pivot shower screens 1800mm high.
- Bath Lucite Sanitary Grade Acrylic "Decina – Alpha" 1675x765x400mm.
- Mirror polished edge 1.0m high to full width of vanities.
- Bathroom accessories to match tapware.

Hot Water

- HWS Solar Pack – Rinnai System with gas booster, single solar collector.

Heating & Cooling

- Gas ducted heating, ceiling points to bedrooms and living areas (house specific).
- Wall hung split system, 5 KW Inverter.

Insulation / 6 Star Energy Rating

- Full 6 star energy rating report.
- Full sization 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 Pack – Rinnai System, Single Solar Collector.

Painting

- External, 2 coats of "Dulux" weather shield.
 - Internal walls, 2 coats of "Dulux" low sheen.
 - 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: One colour allowed for each item, 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.
- Soft close drawer throughout.
- In cupboard, "Kimberley" 30 litre low profile pull out twin bin.

Electrical

- R.C.D Safety switch
- Light points - Batten holders with acrylic shade (Quantities are design specific).
- Double power points (Quantities are design specific).
- 2 TV points connected to FTA antenna.
- 1 external double flood light to rear door.
- Exhaust fans to ensuite, bathroom with sealed draft stoppers fitted.
- Hard wired smoke detectors.
- FTTH (NBN) Underground provision from boundary pit to dwelling ready for supply agreement & connection by occupier. Allowance for 2 x data adjacent to phone points & 2 x data adjacent to TV points.

General

- 16 week construction time guaranteed.
- 7 year structural guarantee.
- 13 week maintenance period.
- Site Clean.
- House cleaned on completion.
- Colour sealed concrete driveway and associated path to front entry.
- Fold down clothes line & feature letterbox.
- Feature landscape to front yard & basic landscape to rear yard.

*Site starts are subject to land title & client finance availability. Connection to the communications provider is the responsibility of the client.