

DESIGNER INCLUSIONS

GENERAL

All Working Drawings and Comprehensive Specification.
All Council Building Fees
Portable Long Service Leave Levy
6 Year Structural Warranty
12 Month Defects Liability Period
House Insurance throughout construction
Obtain Energy Efficiency Certificate

SOIL TEST

Supply soil test to the building pad

EARTHWORKS

Builder to Prepare Building Pad to 500mm cross-fall

SERVICES

Underground Power Included to Power Box to 15 lineal metres
Connection to Council Water Meter Included to 15 lineal metres
Connection to Council Sewer Lines to all plumbing to 40 lineal metres
Connection of all stormwater pipes to discharge point to 65 lineal metres

STRUCTURAL

Engineer Designed, Inspected and Certified Concrete Raft Slab
Engineering Based on a Class "S" Site
100mm Step down to Garage Patios and Porch.
30mm Rebate to all Sliding Glass Doors

WIND CATEGORY

Wind Speed C1 (W41)

TERMITE TREATMENT

Non-susceptible Engineered Roof Trusses and Non-susceptible Structural Roof Timbers

Steel Structural Beams (where applicable)
Steel Reinforced CMB Head (where applicable)
LOSP Treated Timber Wall Framing
LOSP Treated Skirtings, Architraves, Door Jambs and Window Sills

EXTERNAL WALLS

200mm Series Concrete Masonry square edge Walls.

EXTERNAL WALL FINISH

Two Coat External Wall Render System - Smooth

CAR ACCOMMODATION

Car Accommodation as detailed on Master Floor Plan

Wind braced Panelift Doors from our range of Standard Colours with Remote Control Unit and 3 Handsets

PATIOS

Entrance covered Porch Plasterboard lined ceilings and Tiled Concrete Slab
Rear covered Patio with Plasterboard lined Ceiling & Tiled Concrete Slab where shown on Master Floor Plan

COLUMNS

CMB Columns to dimensions detailed on Master Floor Plan

Client _____

Builder _____

<u>ROOF</u>	Colorbond to be selected from Standard range of colours
Roof Design	As shown on Master Floor Plan
Roof Pitch	25 degrees
Roof Sheeting	Colorbond Custom Orb
<u>ROOF INSULATION</u>	R3.0 Ceiling Batts to Living Area, Bedrooms, Garage, Porch, and Rear Patio
<u>GUTTERS & FASCIAS</u>	
Guttering	Colorbond Squareline
Fascias	Colorbond
<u>DOWNPIPES</u>	90mm diameter PVC downpipes as required
<u>EAVES</u>	4.5mm Hardiflex Lined Level Eaves to 600mm width
<u>SLAB DETAILS</u>	Concrete slab with engineered footings to "S" Class requirements
<u>INTERNAL WALLS</u>	Timber Stud Walls with Plasterboard Linings Water resistant plasterboard lining to all wet areas
<u>SKIRTINGS & ARCHITRAVES</u>	68mm LOSP Treated Pine Skirting to all walls 68mm LOSP Treated Pine Architraves to all doors
<u>CEILINGS</u>	Plasterboard lined Ceiling 90mm Coved Cornice to all internal Ceilings, Porch & Rear Patio
<u>WINDOWS & SLIDING GLASS DOORS</u>	Grey Glazing with Powder coated frames to a colour selected from Builders Range, Laminated Glazing in accordance with Australian Standards. Obscure Glazing to W.C, and Bathrooms windows Note: Full Height Sliding Windows are separated by Mid-rail with Fixed glass below.
<u>WINDOW SILLS</u>	112mm Painted LOSP Treated Pine Window Sills
<u>SECURITY SCREENS</u>	Security Screens to all Sliding Windows and Sliding Glass Doors Only Powder Coated Frames to a colour selected from the Builders Range Mesh Colour to be selected from Builders Range
<u>EXTERNAL DOORS</u>	
Entrance Door	Hume Newington XN5 Paint Grade with Clear Glass
Sidelight	As detailed on Master Floor Plan, Clear Glass in Painted Timber Frame
Laundry Door	As detailed on Master Floor Plan, Hume weatherproof XF3 clear glass painted door in Metal Frame as standard Weather Seals included to External Hinged Doors Door Stops included

Client _____

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INTERNAL DOORS

All internal doors Hume PCMDF Flush Doors in LOSP Treated Pine Frames
Magnetic Door Stops to all doors included

DOOR FURNITURE

Entrance Door Gainsborough Trilock Contemporary Series Security lock
Internal Doors Gainsborough Modern Lever Range
Privacy Locks to Bed 1, WC and Bathroom Doors

PLUMBING

Hot Water Service Gas Continuous Flow Hot Water (5 Star Energy Rating)

Kitchen Sink Monaco double bowl under mounted
Laundry Tub Single - 45 litre Stainless Steel tub with white poly cabinet
Dishwasher Cold Water Connection

TAPWARE

Kitchen

Sink Kubos Flickmixer in Chrome

Bathrooms as detailed on Master Floor Plan

Bath Kubos bath mixer with Rex square bath spout
Shower Kubos Shower mixer with Rere 1 Function shower on rail incl. soap holder
Basin Kubos basin mixer

Laundry

Tub Mixmaster Sink mixer

Washing Machine Tritec Valve Chrome 1/2 in pair

External Taps Front and Rear Brass Yard Taps with back flow valves (total of 2)

SHOWER SCREENS

(As detailed on Master Floor Plan)
Coloured Powder Coated Frames selected from the Builders Colour Range
Sliding or Pivot Doors with Clear Laminated Glazing to separate shower.
Fixed Laminated Glass panel to Shower-Bath Combo

MIRRORS

Mirror to full length of Vanity Unit with polished edge, 900mm high

PLUMBING

FITTINGS

Bathroom

Bath Stylus Maxton 1525/1675mm in White
Basin Caroma Carbonii II inset basin 1TH in White
W.C. Prima II CC Suite includes soft close seat
Accessories Quatro Double Towel Rail, one per Bathroom
Quatro Toilet Roll Holder, one per W.C.

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ELECTRICAL

ALL ITEMS AS DETAILED ON ELECTRICAL LAYOUT PLAN TO CONTRACT PROVISIONAL SUM (PS) ALLOWANCE – GENERALLY DESCRIBED AS FOLLOWS

Lights White 240v Downlights to Living area
Energy Efficient Lighting to Bedrooms, Kitchen, and Bathrooms & Patio
External Bunker Lights – 2
Bare Fluorescent Tube to Double Garage (1)

Fans 1200mm White 4-Blade "Typhoon" Ceiling Fans to Living Area and Bedrooms
Exhaust Fan to each Bathroom

Power Points Double power point to all rooms (1) - (2 Double Power points to Master Bedroom)
Single power point to fridge bay
Single power point to Microwave provision (if applicable)
Single power point to Dishwasher provision (if applicable)
Single power point to Panel Lift Door provision (if applicable)
Single power point to Hot Water System (if applicable)
External Double Weatherproof power point to Rear Patio

Other Telephone Point (2)
Television Outlet (2) – Cables left in Roof Space for Future Antenna Connection
Smoke Alarms – (2) or as required by BCA guidelines
Electric Oven Connection
Electric Hotplate Connection
Meter box and Underground Power Connection (Single Phase up to 15 metres)
Connection to Storage Hot Water Unit
National Broadband Network (NBN) conduit provision including 1 single power point

APPLIANCES

Cooktop Electric Bosch Ceramic Glass Cooktop PKE645C17A– Stainless Steel Frame
Wall Oven/Under Bench Electric Bosch 60cm Oven HBA13B150A with clock– Stainless Steel
Rangehood Bosch 60cm slide-out DH1623GAU– Stainless Steel
Dishwasher Bosch SMU50E65AU 60cm Stainless Steel Dishwasher Built Under

CABINETMAKER

Kitchen Quantum Quartz Stone Bench Tops (Standard Colour range) as per Master Plan
Laminated Faced Doors with white lined cabinet constructed from Highly Moisture Resistant Boards 600mm wide with matching plywood Kick Boards.
(as per Master Plan)
Pantry Unit where indicated on Master Floor Plan, with 4 rows of shelving.
Wall Oven Unit with Microwave Space above and Pot Drawer below if shown on Master Floor Plan
Overhead cupboards where indicated on Master Floor Plan including
Fridge box and Bulkhead enclosed to ceiling as Standard
Provision for Dishwasher
Single Bank of Drawers as shown on Kitchen Plan
Breakfast Bar with overhang as shown on Master Plan (if applicable)
Handles for Cupboards to be selected from builders range

Client _____

Builder _____

Bathroom Vanity Cabinet with Laminated Bench Tops Rolled edge
Laminated Faced Doors with white lined cabinet constructed from Highly Moisture Resistant Boards to width & length indicated on Master Floor Plan with matching plywood Kick Boards.
Single Bank of 3 Drawers with Metal Easy Glide Drawer 350mm wide
Handles for Cupboards to be selected from builders range

BUILT-IN ROBES

Master Bedroom Robe (style indicated on Master Floor Plan) including Single Clairson Shelf and Hanging Rail

All Other Bedrooms Ceiling height Built-in Robe to width indicated on Master Floor Plan, with the choice of Mirrored, or Painted Plasterboard sliding doors including Single Clairson Shelf and Hanging Rail

LINEN CUPBOARD

Hallway Ceiling height Built-in Linen Cupboard with Painted Plasterboard sliding doors including 4 Rows of Clairson Shelving

WET AREA TILING

To be selected from our Builders Range (\$29.50 m2 – Builders Price)
**** Tiles laid on an angle, Features, Porcelain, Rectified or any tile cutting will incur extra labour costs**

Wall Tiles

Shower Tile shower recess with Wall Tiles to 2100mm height
Bath Fully tiled bath fronts with 500mm height tiling above bath (or 2 Tiles High whichever the lesser)
Laundry Laundry Splashback 2 Tiles above laundry tub (or 500mm whichever the lesser)
Kitchen Fully tiled under Overhead cupboards
Vanities Fully tiled to under side of mirror.

Floor Tiles

Bathroom Fully tiled floor with metal waste and tiled skirting to all walls.
Ensuite Fully tiled floor with metal waste and tiled skirting to all walls
Laundry Fully tiled floor with metal waste and tiled skirting to all walls
W.C. Fully Tiled floor with tiled skirting to all walls.

FLOOR COVERINGS

Carpet

Carpet (\$33.00 m2 – Builders Price)
Supply and Install Carpet to all Bedrooms & Robes

Tiles

Tiles (\$29.50 m2 – Builders Price)
**** Floor tiles laid on an angle, Features, Porcelain, Rectified or any tiles cut in or tiles larger than 450x450 will incur extra labour costs.**
Supply and Lay Tiles to Entry, Living Areas, Kitchen and all Hallways
Tiles to the Porch and Patio.

Client _____

Builder _____

PAINTING

All Colours to be chosen from "White" based paints. Deep based paints will incur an extra cost, Additional Paint Colours will incur an extra cost, Feature Walls will incur an extra cost.

Standard Colour Choice - 1 Exterior Wall Colour, 1 Interior Wall Colour, 1 Interior Gloss Enamel Colours
Ceilings and Cornice - White

Internal Walls

Internal Garage

Block filler and 2 coats washable 100% Acrylic.

Blockwalls

Plasterboard Walls

Sealer undercoat and 2 coats of washable 100% Acrylic

Internal Timbers

Sealer undercoat with Gloss Enamel finish

Ceilings

Sealer undercoat with 2 coats ceiling finish – WHITE ONLY

External Walls

Rendered Walls

3 coats of washable 100% Acrylic.

Eaves

2 coats of 100% washable Acrylic.

F.C. Sheet To Gable

3 coats of 100% washable Acrylic.

Ends

DRIVEWAY & PATH

Supply and Lay 100mm Reinforced Exposed Aggregate Driveway & Path to 65m2

CLOTHES LINE

Supply and Install to external wall, Wall Mounted Hills Supa Fold Duo

HOUSE CLEAN

Builder's Clean by Professional Cleaners on completion.

SITE CLEAN

Site cleaned of all builders' rubbish on completion.

Client_____

Builder_____