

# **5 STAR 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**

Wind braced Panel-lift Door from range of standard colours with Remote Control Unit & 3 Handsets

## **PATIOS**

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

## **COLUMNS**

CMB Columns to dimensions detailed on Master Floor Plan

Client \_\_\_\_\_

Builder \_\_\_\_\_

<b><u>ROOF</u></b>	Colorbond to be selected from Standard range of colours
<b>Roof Design</b>	As shown on Master Floor Plan
<b>Roof Pitch</b>	20 degrees
<b>Roof Sheeting</b>	Colorbond Custom Orb
<b><u>ROOF INSULATION</u></b>	R3.0 Ceiling Batts to Living Area Only, Excludes Entry Porch, Garage, and Rear Patio
<b><u>GUTTERS &amp; FASCIAS</u></b>	
<b>Guttering</b>	Colorbond Squareline
<b>Fascias</b>	Colorbond
<b><u>DOWNPIPES</u></b>	90mm diameter PVC downpipes as required
<b><u>EAVES</u></b>	4.5mm Hardiflex Lined Level Eaves to 600mm width
<b><u>SLAB DETAILS</u></b>	Concrete slab with engineered footings to "S" Class requirements
<b><u>INTERNAL WALLS</u></b>	Timber Stud Walls with Plasterboard Linings Water resistant plasterboard linings to all wet areas
<b><u>SKIRTINGS &amp; ARCHITRAVES</u></b>	68mm LOSP Treated Pine Skirting to all walls  68mm LOSP Treated Pine Architraves to all doors
<b><u>CEILINGS</u></b>	Plasterboard lined Ceiling 90mm Coved Cornice to all internal Ceilings, Porch & Rear patio
<b><u>WINDOWS &amp; SLIDING GLASS DOORS</u></b>	Clear 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.
<b><u>WINDOW SILLS</u></b>	112mm Painted LOSP Treated Pine Window Sills
<b><u>SECURITY SCREENS</u></b>	Security Screens to all Sliding Windows and Sliding Glass Doors only
<b><u>EXTERNAL DOORS</u></b>	
<b>Entrance Door</b>	<b>Hume Vauclose Entrance door</b> in Painted Timber Frame (no glass)
<b>Sidelight</b>	NIL
<b>Laundry Door</b>	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 \_\_\_\_\_

Builder \_\_\_\_\_

**INTERNAL DOORS**

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

**DOOR FURNITURE**

**Entrance Door** Gainsborough Trilock '3 in 1' security lock  
**Internal Doors** Gainsborough Modern Leverset Contractor 100 series  
Privacy Locks to Bed 1, WC and Bathroom Doors

**PLUMBING**

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

**Kitchen Sink** Radiant 1-3/4 Bowl Stainless Steel  
**Laundry Tub** Single - 45 litre Stainless Steel tub with poly cabinet  
**Dishwasher** Cold Water Connection

**TAPWARE**

**Kitchen**

**Sink** Elegance Flickmixer in Chrome

**Bathrooms as detailed on Master Floor Plan**

**Bath** Metro Bath Set – Chrome  
**Shower** Metro Shower Set – Chrome  
**Basin** Metro Basin Set – Chrome

**Laundry**

**Tub** Elegance Mixer

**Washing Machine** Tritec Valve FI 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 Coloured Powder Coated Frame

**PLUMBING**

**FITTINGS**

**Bathroom**

**Bath** Stylus Maxton 1525/1675 mm in White  
**Basin** Venecia Inset in White  
**W.C.** Prima II CC Suite incl soft close seat  
**Accessories** Metro Double Towel Rail, one per Bathroom  
Metro toilet Roll Holder, one per W.C.  
Metro soap holder, one per shower

Client \_\_\_\_\_

Builder \_\_\_\_\_

## **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, Bathrooms & Patio  
External Bunker Lights – 2  
Bare Fluorescent Tube to Double Garage (1)

**Fans** 1200mm White 3-Blade 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 Gas Hot Water Controller (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 Blanco Ceramic Glass Cooktop BCCK60N  
**Wall Oven/Under Bench** Electric Blanco 60cm Oven BOSE65XP without clock  
**Rangehood** Electric Blanco 60cm slide-out BRS60PX– Stainless Steel  
**Dishwasher** NIL

## **CABINETMAKER**

**Kitchen** Laminated Bench Tops with Rolled edge 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 only where indicated on Master Floor Plan including Fridge box and Bulkhead enclosed to ceiling.  
Provision for Dishwasher  
Single Bank of Drawers as shown on Kitchen Layout 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 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 (\$24.20 m<sup>2</sup> – 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 m<sup>2</sup> – Builders Price)**  
Supply and Install Carpet to all Bedrooms & Robes

#### **Tiles**

**Tiles (\$24.20 m<sup>2</sup> – Builders Price)**  
**\*\* Floor tiles laid on an angle, Feature, Porcelain, Rectified or tiles cut in or tiles larger than 450x450 will incur extra labour costs.**  
Supply and Lay Tiles to Entry(Including porch), Living Areas, Kitchen and all Hallways

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\_\_\_\_\_