

PRELIMINARY WORKS

- ✓ Survey, soil test and site inspections
- ✓ Building permit application fees
- ✓ Drafting of standard customer plans
- ✓ Temporary fencing & scaffolding during construction
- ✓ Geo-fabric sediment control & waste receptacle as required by local council during construction

SITE WORKS

- ✓ Earthworks including levelling of building platform over home area and rock excavation where required
- ✓ Retaining walls to base of site cut/fill if required
- ✓ Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- ✓ Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- ✓ Connection of underground gas and water supply including metering

EXTERNAL WORKS

- ✓ Fencing to all boundaries as per estate covenants and/or guidelines
- ✓ Concrete driveway from garage to property boundary
- ✓ Concrete front entry porch and path
- ✓ Landscaping to front yard including mulched garden beds and plants as per town planning requirements
- ✓ Rear landscaping including a combination of hard and soft finishes, topping and garden beds
- ✓ Letterbox with street number
- ✓ Folding clothesline
- ✓ Two external garden taps
- ✓ Termite treatment system to the perimeter of the concrete slab & all slab penetrations

ELECTRICAL

- ✓ Earth leakage electrical safety switch to lights and power points
- ✓ Smoke detectors as required by authorities
- ✓ Double power points throughout
- ✓ 3 data points to study, kitchen & TV position for future connection to the National Broadband Network by the purchaser
- ✓ 2 free to air TV Points with quad shield coaxial cable connected to TV Antenna
- ✓ 1 pay TV point with cabling bundle in the roof space ready for connection by the purchaser
- ✓ Two telephone points ready for network connection by the purchaser
- ✓ Ceiling exhaust fans to bathroom and ensuite
- ✓ Fixed batten lights with diconical acrylic shades throughout

JOINERY & FINISHES

- ✓ Feature front door and timber entry door frame
- ✓ Deadlocks to all external hinged doors & garage/house internal hinged access door
- ✓ Flush panel & painted internal doors
- ✓ Chrome lever style internal door furniture
- ✓ Cushion door stops to all hinged doors
- ✓ Built in linen cupboard with four melamine, easy clean shelves
- ✓ 67 x 12mm splayed profile painted skirting & architrave
- ✓ WIR or built in robes to bedroom one and built in robes with sliding vinyl finish doors to all other bedrooms
- ✓ 75mm cove cornice throughout
- ✓ Quality acrylic paint to all walls and ceilings (industry standard two coat system)
- ✓ Ceramic floor tiles to wet areas, entry foyer & kitchen
- ✓ First quality carpet with underlay from builder's range to non tiled areas including aluminium edge strip to carpet/tiled junctions

INCLUSIONS

KITCHEN, BATHROOMS & LAUNDRY

- ✓ Fully laminated kitchen with square edged bench tops and overhead cabinets
- ✓ Stainless steel 1 ½ bowl sink
- ✓ Chrome lever mixer tap to kitchen sink
- ✓ Stainless steel 600mm gas cook top
- ✓ Stainless steel fan forced electric oven
- ✓ Stainless steel 600mm fully retractable rangehood
- ✓ Stainless steel dishwasher
- ✓ 45 litre stainless steel laundry trough with cabinet
- ✓ WELS 3 star rated dual flush toilet suites
- ✓ Acrylic bath in tiled podium (design specific)
- ✓ Semi frameless, clear safety glass 'pivot' shower screens
- ✓ Fully laminated vanity unit with square edged bench top & vitreous china basin to ensuite & bathroom. Stone benchtops to Kitchen
- ✓ Polished edge & frameless mirror over vanity units
- ✓ Chrome finish towel rails, toilet roll holders & soap dishes to all bathrooms and toilets
- ✓ Chrome finish tapware throughout

FIXTURES & FEATURES

- ✓ 6 star energy rating
- ✓ Professionally prepared interior and exterior colour schemes
- ✓ Three months maintenance warranty
- ✓ Engineer certified concrete slab
- ✓ Prefabricated wall frames and engineer designed roof trusses
- ✓ Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external patio sliding doors
- ✓ Obscure glazing to bathroom, ensuite & WC windows
- ✓ Colorbond® valleys, fascia, guttering and downpipes
- ✓ Concrete roof tiles
- ✓ Colorbond® sectional garage door with auto opener & three hand held transmitters
- ✓ External wall insulation minimum R1.5 (includes sisalation and wall batts)
- ✓ Ceiling insulation to living areas (excl. garage, verandahs, porch, etc.) minimum R2.5 batts
- ✓ Flyscreens to all opening windows
- ✓ Energy efficient continuous flow, gas hot water unit
- ✓ Reverse cycle split system heating and cooling unit located at ground floor living area
- ✓ Roller blinds to bedrooms, living areas and kitchen

Note: These inclusions may be amended without notice due to unavailability of nominated items. Items may be replaced with similar available items of similar quality