

Standard Quality Inclusions

General

Engineering designed class M footings to concrete slab including 3 course brick build-up
Carport hardstand 100mm thick as per plan (grey)
Concrete crossover and 100mm thick driveway to 30m² (grey)
Verandah/ portico etc with grey concrete to 80mm thick (as per plan)
Termite treatment – Biflex Spray to under concrete and to perimeter of brickwork.
Treated Timber wall and ceiling frame MGP10 to SAA codes
Structural pine roof MGP10 to SAA codes with Hardiflex lining to eaves.
R1.5 Insulation to external walls (excluding carport) and Gladiator Foil Wrap Totaling R2.6
R3.5 Insulation to ceiling (including carport & Alfresco)
Water proof flashing to brickwork at floor level
Villaboard to wet area walls
Choice of clay face bricks from Midland Bricks standard range 'freight included'
Rolled joint finishes with cream mortar
Colorbond fascia, Large ¼ round gutters & downpipes with a choice of colours
Colourbond roof sheeting
Painted steel posts to carport & verandah etc as per plan
Plasterboard to carport and alfresco ceilings
Plasterboard internal walls & ceiling to 2.440m high with steel reinforced window edges to 3 or 4 sides
Aluminum windows and sliding doors with fly screens as per plan with a choice of standard colour frames
Window locks to all opening windows
Polyethylene water supply pipes
Rinnai Infinity 26 Instant Hot Water System
Garden taps to front and rear 5m from nearest take off point
Roof mounted ducted evaporative air-conditioning
Tiling to living areas as per plan – allowance of \$55 p/m² inc GST

Electrical & Safety

Mains powered smoke detectors located as per approved requirements inclusive of backup battery source
Circuit breakers and earth leakage safety switches to meter box
Light points and globes to all rooms and passage (Two points per larger room if necessary)
External light points and globes to all doors and carport
Power points and light switches as per plan (Allowed for 3xdbl to kitchen, 2xdbl to bed 1, lounge & family and 1xdbl to all remaining rooms and 1xdbl weatherproof to exterior)

Interior

Two coats of quality Solver washable paint to interior plus one coat of sealer
One coat of flat paint to exterior ceiling plus one coat of sealer
Corinthian Redicote Hardboard internal doors with gloss paint finish
Lockwood Nexion internal door sets in matt or satin chrome
Lockwood Vicinity range privacy set in matt or satin chrome to Bed 1, bathroom, ensuite & WC as per plan
67 mm wide splayed architraves to external doors and skirting boards with gloss paint finish
Metal interior door frames with gloss paint finish as per plan
Doorstops to swinging doors
Walk-in robes as per plan with shelf at 1700mm high and chrome hanging rail
Linen press built-in or prefabricated with 4 shelves as per plan

Entrance

Meranti entry door frame as per plan
Corinthian PPC4, PPC9 or PPC104 feature front door / with sidelight feature glass of Orchid Leaf as per plan
Lockwood Nexion entry set combination

Kitchen

Colour board doors and Postformed bench tops
White melamine shelving to 600mm deep
Type C handles to cupboard doors
Posh Solus 1.3/4 insert stainless steel sink with right or left hand side bowl and flick mixer tap
Kitchen splash back tiles to 650mm high with tile trim to window hob as per plan

Appliances

Baumatic 600mm 4 function fan forced oven in stainless steel finish
Baumatic 600mm gas 4 burner cook top in stainless steel as per plan
Baumatic 600mm electric stainless steel slide out exhaust
Exhaust fan in ceiling to bathroom & ensuite & WC
Hills clothes line – Paraline **OR** fold-a-line

Bathrooms/ Ensuite

Builders standard vanity units 900mm as per plan
Posh Bristol tapware range
800mm x 800mm framed edge mirrors to vanity's
Laminated framed clear glass shower screens & rod
Tiling standard as per plan (skirtings, above vanity, above bath, 2000mm high in shower with tile trim to window hobs, shower edges and bath) – Tile Allowance of \$55 inc GST
Posh Solus bath in white 1525/ 1675mm as per plan
White basin and bath wastes
Caroma Uniset dual flush toilet suite with Vitreous china pan white
Builders standard range Mizu 1500 rail and roll holders as required

Laundry / WC

Posh Solus stainless steel 45L trough with bypass and sudsaver in cabinet
Tiling standard as per plan (200 skirtings, 400mm above trough and at washing machine)
Dorf Booster Range tapware in chrome with swivel arm to trough and automatic washing machine taps
Chrome floor waste as per plan

Additional Services

No price rises during the construction of your home
7 Year structural guarantee and housing indemnity certificate
120 Day settling maintenance period
All council fees paid (excluding headwork's charges on multi-residential)
Water board fees paid (excluding headwork's charges on multi-residential)
All insurances for the construction of your home paid
Connections to: Sewer (80m), Water (20m), Electrical (10m) underground line (excluding multi-residential)
Energy Assessment (min 6 star)

