

VANTAGE INCLUSIONS - Townhomes

Version 1.1

GENERAL:

Prices are based on fully serviced sites and include the cost of soil test, contour survey, drafting architectural drawings, engineers structural foundation design, minimum sediment/erosion control, site inspections, building certification fees, water and sewer connection fees, plumbing and drainage fees, compliance with council energy rating system, PLSL levy fees, QBSA insurance and contractors all-risk insurance. Council rates, electrical usage and water usage during construction are the responsibility of the owner.

Construction methods to suit wind loading as required under the Building Code of Australia.

All inclusions are from the builders standard range, and all non-standard selections will be quoted for approval by the owner.

All internal colours are set by the builder. External colours are set by the builder to meet covenant approval.

Note: Items contained within this specification are indicative and if any product is unavailable at the time of construction or as required, similar product of equal value will be substituted without notice.

SITE PREPARATION:

- Allowance for cut and fill up to 300 mm. No allowance for importing or exporting of fill

WHITE ANT TREATMENT:

- Termite treatment to AS3660.1 – 2000

FOUNDATIONS & FLOOR:

- Engineer designed concrete slab system to H1 soil conditions as per AS2870
- No inclusions for piers or footings

EXTERNAL WALLS:

- H2 termite treated pine wall frame to AS1684
- High set dwelling - lightweight construction to lower level and lightweight cladding

INSULATION :

- External Walls - sarking to all external walls to meet 6-star rating. Refer to BERS report
- Roof - Sarking under metal roof, R2.5 installed in ceiling excluding garage and balcony

ROOF & EAVES: (design specific)

- Engineer designed H2 termite treated pine trusses for a Colorbond metal roof
- FC sheeting to eaves, porch, balcony and entry area

WINDOWS & SCREENS:

- Aluminium sliding windows and doors with clear glass and key locks (obscure glass to wet areas excluding laundry)

NOTE: Keys for all sliding doors (hinged & sliding) to be keyed alike

- Security fly screens with powder coated aluminium frames to all external sliding doors and all opening windows, excluding entry door and external laundry door

BALCONIES & BALUSTRADING: (design specific)

- Balustrades to upper level deck/balcony
- Balcony - tiled floor finish

INTERNAL STAIRCASE:

- Closed tread stairs - carpet
- Handrail - square profile (design specific)

INTERNAL LININGS:

- Finished ceiling height 2400mm to lower floor and 2400mm to upper floor
- Ceiling - cornice
- Cupboards - cornice
- Walls - 10mm plasterboard
- Wet area walls - 6mm villa-board and/or 10mm waterproof plasterboard
- Ceilings - 10mm plasterboard

MOULDINGS:

- Skirtings - 67mm x 12mm splayed profile
- Architraves - 42mm x 12mm splayed profile

DOORS:

- Internal swing doors and cavity sliding doors - Flush profile doors (design specific)
- Internal robe sliding doors - satin chrome aluminium frames with vinyl fronts as per plan
- Garage / Laundry swing door (design specific) - exterior paint grade door with 1/3 clear glass panel as

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per plan

- Entry – external paint grade entrance door from builders standard range

DOOR FURNITURE:

- Internal swing doors - satin chrome lever passage sets from builders standard range
- Internal cavity sliding doors (if applicable) - satin chrome flush pull sets from builders standard range
- External - satin chrome lever entrance set to exterior swing doors and dead lock to front entry door, keyed alike from builders standard range
- Privacy locks to bedroom 1, bathroom and WC from builders standard range
- Broom cupboard (if applicable) - satin chrome lever dummy handle with catch from builders standard range

KITCHEN FITTINGS:

Cupboards –

- 20 mm reconstituted stone benchtop from builders standard range
- Laminate cabinet and cabinet doors selection from builders standard range (Ravine included)
- Melamine shelving to cabinets
- Four melamine shelves with flush panel door to pantry (design specific)
- Sink - 1.5 Bowl
- Sink Mixer

KITCHEN APPLIANCES:

- Under Bench Oven - 60cm Stainless
- 4 Burner Ceramic Cooktop - 60cm
- Rangehood - 60cm Stainless
- Dishwasher - Stainless

BATHROOM, ENSUITE & LAUNDRY FITTINGS:

- Shower Screen - Satin chrome aluminium semi-frameless screen with clear glass
- Bath Tub - 1525mm Acrylic
- Vanity Unit - Laminated cabinet and laminated benchtop from builders standard range
- Basins - drop in/semi recess (design specific)
- Mirrors - framed to width of vanity
- Towel Rails - double towel rail
- Toilet roll holders
- Tapware

Toilet Suite –

- Close Coupled Ceramic

Laundry –

- Clarke 42L stainless steel tub and white cabinet with door

WET AREA TILING:

Wet area ceramic wall and floor tiles laid to standard heights:

- 600mm high to kitchen splashback
- 2000mm high to shower alcove
- 500mm high above bath
- Bath front and bath hob
- 150mm high above vanity
- ½ wall tile to skirting
- 400mm high to laundry tub splashback

Waterproofing to wet areas as per Australian Standard requirements

FLOOR COVERINGS:

- Carpet and tiles as per plan from builders standard range

WARDROBES: - (design specific)

- Shelves - One (1) shelf with chrome hanging rail

LINEN CUPBOARD: - (design specific)

- Shelves - Four (4) shelves

BROOM CUPBOARD: - (design specific)

- Shelves - One (1) shelf

HOT WATER SERVICE:

- 250 litre

ELECTRICAL:

Refer to electrical plan for all locations

- White LED light fittings as per plan
- White fluorescent light to garage
- Power points as per plan
- Two phone points as per plan, one NBN point if available
- Television points as per plan (one to each living area, one to bed 1)
- Roof mounted television antenna
- Exhaust fans to bathroom / ensuite
- 5kw Split system reverse cycle air conditioning to main living area & 2.5kw split system reverse cycle air conditioning to bed 1
- White ceiling fans as per plan

PAINTING:

- Internal colours are set by the builder
- External colours are set by the builder to meet covenant approval

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WINDOW FURNISHINGS:

- Blockout roller blinds to all windows and glass sliding doors, excluding laundry and wet areas

GARAGE DOOR:

- Panel lift automatic door with 2 handsets

EXTERIOR:

- Fully turfed yard and garden beds as per plan to meet covenant requirements
- Fencing to meet covenant requirements, as per plan
- Clothesline as per plan
- Community letterbox
- Exposed aggregate concrete to driveway, clothesline pad and path as per plan
- Tiles to balcony/terrace and porch as per plan

CLEANING:

- Builders clean. Please note that a builders clean consists of removing building debris from the internal and external of your home; a general mop of tiled flooring areas, wipe down of kitchen and wet areas fixtures and external window cleaning. You may be required to conduct a further clean prior to taking occupation

CUSTOMER 1 NAME: SIGNATURE: DATE:

CUSTOMER 2 NAME: SIGNATURE: DATE:

CONSULTANT NAME: SIGNATURE: DATE:

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