

HOUSE INCLUSIONS

SITE COSTS

Fixed price site costs including rock excavation

EXTERNAL ITEMS

Concrete roof tiles as per colour document

Colorbond fascia, gutter and downpipes

Bricks as per colour document

Natural colour mortar with rolled joints

Brickwork above windows to front

Painted infills above windows to balance of home and garage

Plaster lined ceiling to porch and outdoor living (if applicable)

Two part termite treatment

Colour sealed concrete driveway and paths including porch, front path, rear path to clothesline

Letterbox (with numbers)

INTERNAL ITEMS

Engineered waffle slab concrete floor

Pine wall frame and roof trusses

2440mm ceiling height to single storey

2590mm ceiling height to ground and 2440mm to first floor to double storey

Plasterboard walls, ceilings and cornices

67mm single bevel architrave and skirting boards throughout

72mm scotia cornice

Melamine shelf with one (1) hanging rail to bedroom robes

GARAGE

Colorbond sectional garage door with two (2) remotes

Pedestrian weatherproof door (product specific)

Flush panel internal access door to the garage (plan specific)

Concrete floor (poured as part of slab)

WINDOWS

Obscure glazing to ensuite, bath and WC

Aluminium sliding windows (unless an alternative is required due to energy rating)

Window locks to openable windows (keyed alike)

Timber venetians to front windows, Holland blinds to remaining clear glass windows and sliding doors

DOORS - EXTERNAL

Feature Corinthian Madison entry door 2040mm x 820mm with clear glazing

Cylinder deadbolt to entry

Entrance set to all external hinged doors

DOORS - INTERNAL

Stylish flush panel doors 2040mm high throughout (including robes)

Lever door handles to passage doors

Contemporary lever half set door handles to hinged robe doors

FLYSCREEN / SECURITY DOORS

Flyscreens to all openable windows

Barrier doors to sliding glass door at rear of house

HEATING / COOLING

Gas ducted heating to all bedrooms and living areas with programmable thermostat

Split system air conditioner (cooling only) to living



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FLOOR COVERINGS

Quality wall tiles to wet areas as required

Quality floor tiles or timber laminate to wet areas, meals, kitchen, entry and hallway (refer to plan)

Stylish carpet to balance of home

ELECTRICAL

Double power points throughout

240 volt downlights to living areas

Modern battren holder light fixtures with shade to remainder of home

Oyster Lights to all bedrooms

Flood light with sensor outside laundry

LED downlight to porch

White wall mounted switches

Hardwired smoke detectors with battery backup

Safety switch to meter box

Two (2) x TV points

One (1) x TV antenna (estate specific)

Two (2) prewired phone points

KITCHEN

Premium 600mm stainless steel underbench oven

Premium 600mm stainless steel gas hot plates

Premium 600mm stainless steel slideout rangehood

Premium stainless steel dishwasher

Premium laminate bench tops (square edge), cabinets, including overhead cupboards

Designer chrome handles

1½ bowl sink - stainless steel

Modern mixer tap

Modern fully tiled splashback

Melamine shelving to pantry x 4

LAUNDRY

Laundry trough within acrylic cabinet

Modern mixer tap

ENSUITE

Stylish vitreous China vanity basin

Premium laminate cabinet and bench top (square edge)

Designer chrome handles

Semi frameless designer shower screen with clear glass

Tiled showerbase

Polished edge mirror to full width of vanity

Modern mixer tap

Single towel rail and toilet roll holder

4 star toilet suite

BATHROOM

Stylish vitreous China vanity basin

Contemporary acrylic bath

Premium laminate cabinet and bench top (square edge)

Designer chrome handles

Semi frameless designer shower screen with clear glass

Tiled showerbase

Polished edge mirror to full width of vanity

Modern mixer tap

Designer single towel rail

WC / POWDER ROOM

4 star toilet suite

Designer toilet roll holder

PAINTING

Premium three coat paint system throughout

Full gloss enamel paint to skirting boards and architraves

ENERGY EFFICIENCY

6 star energy rating to building fabric

Solar hot water service with gas booster

Glasswool insulation to walls and ceilings

Self sealing exhaust fans positioned above all showers



LANDSCAPING

Combination of turf, plants, mulch and toppings to front and rear yards

Irrigation connected to two (2) garden taps with timers

Compacted paths around perimeter of home

Timber fencing to all boundaries including wing fence and gate

Nature strips levelled and seeded

Clothesline

GENERAL

Fixed price contract

Survey and drafting plans

All permits as required by Building Regulations

Engineer designed foundations

All service connections (excluding consumer account opening and fibre optic connection if applicable)

Home owners warranty

3 month maintenance period

Full house clean on completion

Independent quality inspections