



Special services provided

- Working drawings
- Provide detailed contour survey plan
- Basix certificate to state government requirements
- Standard landscape plan (for DA approval)
- Standard council/ certifier application fees
- Standard statutory water authority approval fee
- Home owners warranty insurance and construction insurance
- Engineer designed & construction of a standard waffle pod 'M' class (subject to bore hole report)
- Piering (allowance of 40lm) concrete handling & concrete pump to suit 'M' class site
- Provide standard excavation for building platform (allowance of 500mm for cut & fill)
- Peg out survey & formwork check
- Sewer connection to boards existing sewer junction on site (allowance of 7 metres)
- Stormwater connection to rear/front of house (allowance of 7 metres from house)
- Water connection (allowance of 7 metres)
- Underground electricity cables & connection to metre box (allowance of 7 metres)
- Provide gas connection (allowance of 7 metres)
- Provide underground conduit for phone line (allowance of 7 metres from boundary)
- Temporary construction fence & onsite toilet
- Sediment control barriers (as required by council)
- Provide all weather access (as required by council)
- Trade waste compound (as required by council)
- 2.440m ceiling to single & double storey house
- ELC cut out switch to power board
- Six year structural warranty
- 90 day maintenance warranty for minor defects
- Roof rail & scaffolding if required
- No allowance for drop edge beam

External finishes

- Rendered eco panel or Rendered Concrete Wall System
- Colorbond roof with insulation blanket
- Termite protection to the perimeter of slab & approved collars to the internal pipes
- Structural T2 timber frame & trusses
- Structural steel beams as per engineering specification (if required)
- 450mm wide eaves to perimeter of house (as per basix)
- Colorbond fascia and gutter
- Colorbond garage panel lift door with remote handsets
- Aluminium frame window & sliding doors with key locks
- Coloured concrete driveway
- 1 external garden tap to main supply and 1 to recycle water or water tank as per basix
- Plumbing to house & wet areas with water tempering safety valve
- Provide 3 gas points (living area, cooktop and gas hot water system)
- Continuous flow gas hot water system 6 star rating
- Rainwater tank & pump as per basix or recycled water connection if available

Internal finishes

- 820mm feature door (from selected range)
- Flush internal doors
- Gainsborough lever door furniture from selected range
- 66mm pine architrave, skirting throughout
- Pine door jambs throughout
- 4 melamine shelves to linen cupboard
- 1 TV point & 1 data outlet & 1 NBN provision
- Smoke detectors as per Australian Standards
- Gyprock lining to internal walls with 90mm cornice
- 20 double power point allowance
- 25 LED downlights allowance
- Paint to walls & ceiling - 1 sealer coat & 2 finish coats of paint
- One colour throughout house
- Wardrobe top shelf and hanging rail only
- Entry porch tiles
- Laminate timber flooring to hallway, kitchen & main living area (from selected range)
- Carpet to all bedrooms and 1st floor double storey designs (from selected range)
- Painted stairs & handrails (from standard range)
- Insulation (R2.0 walls & R3.0 ceiling)
- 9KW ducted air conditioner – 6 outlets

Kitchen finishes

- Laminate quality kitchen cabinet & drawers (1 colour)
- Quartzstone 20mm benchtop (1 colour from standard range)
- Tiled kitchen splashback
- 1.5 bowl kitchen sink and drainer with chrome flick mixer
- Smeg stainless steel 600mm freestanding electric oven and 600mm gas cook top
- Smeg stainless steel 600mm range hood canopy
- 2 overhead cupboards to either side of canopy
- 4 melamine shelves to pantry if in house design
- Safety cut off switch to oven and cooktop

Bathroom, ensuite and laundry finishes

- Ceramic tiles from selected range to wet areas
- Bathroom & ensuite – floor, skirting & 2100mm to shower area
- Powder room – floor and skirting (one row) tiles
- Laundry – floor, skirting and splashback (one row) tiles
- Laminate vanities (from standard range)
- Waterproofing to wet areas as per basix
- Semi frameless shower screens with clear laminated safety glass
- Modern mixer tapware 5 star rated in full chrome (from selected range)
- Back to wall toilet suite with soft close lid
- 45 litre laundry tub unit
- 3 in one light, heater & exhaust fan to bathroom and ensuite
- Exhaust fan to powder room if required
- Polished edged mirrors to bathrooms
- 1560mm free standing bath