

# THE *Deluxe* PACKAGE



## FIXED PRICE HOME PACKAGE INCLUDES:

- ALL SITE COST – GUARANTEED NO EXTRA CHARGE!
- 2440mm HIGH CEILINGS
- GLOSS FLOOR TILES
- MODERN STYLE CARPETS
- MIRROR SLIDERS TO ALL ROBES
- LED DOWNLIGHTS - **UPGRADE**
- CEILING FANS TO ALL BEDROOMS AND LIVING ROOM
- SPLIT SYSTEM AIR CONDITIONER
- SECURITY SCREENS TO ALL WINDOWS & SLIDING DOORS - **UPGRADE**
- VERTICAL WINDOW BLINDS - **UPGRADE**
- MODERN STYLE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN & VANITIES WITH STONE BENCHES - **UPGRADE**
- BULKHEADS ABOVE KITCHEN OVERHEAD CUPBOARDS
- INTERNAL DATA POINT
- INTERNAL PHONE POINT
- INTERNAL & EXTERNAL PAINGING
- 1 DOUBLE POWER POINT PER ROOM PLUS 3 EXTRAS
- 3 IN 1 LIGHT, HEATER, EXHAUST FAN IN BATHROOM & ENSUITE
- BEKO STAINLESS STEEL APPLIANCES & DISHWASHER
- CHROME MIXERS TAPS IN KITCHEN, BATHROOM, ENSUITE & LAUNDRY
- LOCKS TO ALL WINDOWS & SLIDING DOORS
- REMOTE GARAGE DOOR WITH 3 REMOTES
- TIMBER FENCE WITH METAL FRAME GATES
- EXPOSED CONCRETE DRIVEWAY & PATHWAY
- ELECTRIC HOT WATER SYSTEM
- WALL SARKING & INSULATION TO CEILING
- FULLY LANDSCAPED & TURF
- WALL MOUNTED CLOTHES LINE
- METAL LETTERBOX
- 6 STAR ENERGY RATING

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## SITE WORKS AND FOOTINGS

- All site works to allowed over area of building platform
- Concrete slab: Engineer designed waffle pod slab with reinforcing and thickened at slab perimeter
- Sewer connections for residential sites
- 6m electrical mains connection (overhead or underground)
- 'Trithor' Termite protection to Australian standards – slab penetrations and perimeter barrier. Trithor protects in three ways:
  1. **Barrier:** Trithor is a physical termite barrier incorporating a unique weave of fibrous blanket that prevent the entry of termites.
  2. **Repels:** Trithor contains potent crystals that repel termites – driving them away from your property.
  3. **Kills:** The active ingredient in Trithor acts fast to kill any extra-tough termite that may penetrate the membrane.

## GENERAL DOCUMENTATION AND FEES

- Fixed price contract
- Building plans and specifications
- Engineers Soul Report and Floor Slat Design
- Local Council building and application fees
- All insurance required

## WALL AND ROOF FRAMING

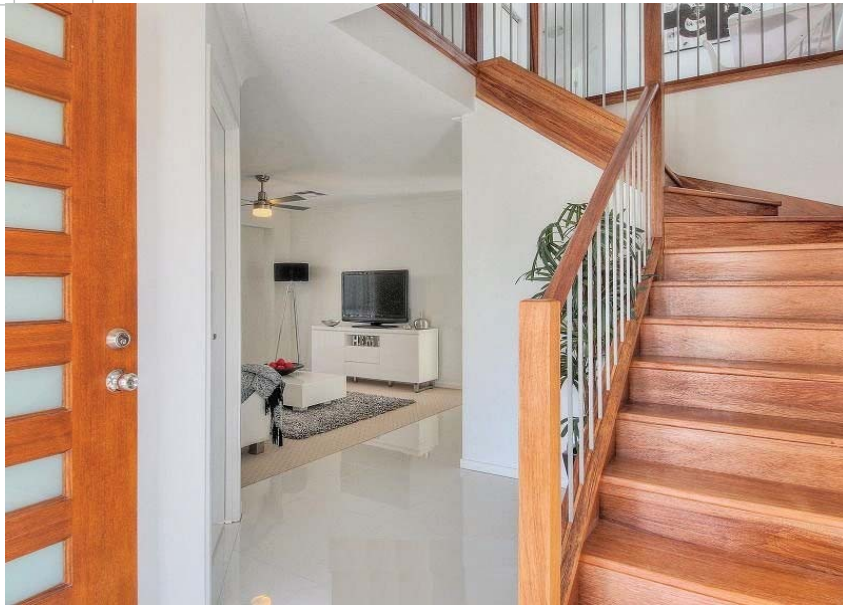
- Pine wall frames and trussed to engineer design and specifications
- Constructed to N2 wind speeds

## CEILING HEIGHT AND ELEVATIONS

- 2440mm high
- Concrete tiled roof using standard builders range
- 'PGH' Face bricks from builder's range with off white mortar raked joints
- Garage included automatic opener panel lift door from standard builder's range of colours with 2 handsets and 1 wall button remote
- Colorbond fascia and gutter from standard builder's range



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## ELECTRICAL AND SAFETY DEVICES

- LED Downlights to meet energy efficiency regulations - **UPGRADE**
- Standard builders range downlights - **UPGRADE**
- Fan light to every bedroom & one in living room
- 3 external lights with standard builder's range light fitting
- One double power point per room and 2 extras
- 3 in 1 light, heater, exhaust fan in bathroom and ensuite
- Split system air conditioner to main living area
- Safety switch and smoke detectors wired to 240-volt power supply
- 2 TV points and cable
- Phone Point
- Data point

## WINDOWS

- Aluminium windows and sliding doors from standard builders colours
- Window and sliding door locks
- Security screens to all windows and sliding doors
- Vertical blinds to all windows and sliding doors in bedrooms and living areas - **UPGRADE**

## INSULATION

- Sisalation wall wrap to external stud wall
- R2.5 insulation to ceilings of living areas under main roof

## KITCHEN

- BEKO Stainless Steel multi-function oven, slide out rangehood and ceramic cook top from standard builder's range
- 1¾ bowl stainless steel sink
- Sink mixer tap from standard builder's range
- Designer laminated quality kitchen cupboards - cabinet colours from builder's range, with stone bench tops - **UPGRADE**
- Bulkheads above the overhead cupboards
- BEKO Stainless Steel dishwasher
- Pantry with shelves

## LININGS

- 10mm Plasterboard to wall and ceilings
- Water resistant plasterboard and villa board sheeting to wet areas where applicable
- 90mm plasterboard cornice

## JOINERY

- Flush panel doors internally
- 68 x 12mm splayed skirting and 42 x 12mm splayed architraves
- Door stope throughout
- 'Special feature' front entry door - **UPGRADE**
- Chrome internal door furniture
- Built-in robes to all bedrooms
- Wardrobes and linen cupboards as per plans (wardrobes with shelf and hanging rail / linen with 4 shelves)
- Mirror sliding doors to robes - **UPGRADE**
- Vinyl sliding doors to linen

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**HIA members**  
the best in the business



## PAINTING

- Internal painting to walls, ceilings, doors, architraves and skirtings
- External painting

## LAUNDRY

- 45 Litre stainless steel single tub in cabinet with mixer tap
- Hot & cold chrome washing machine taps



## BATHROOM, ENSUITE AND TOILET

- Designer laminated vanities with stone top and drop in basins
- Laminated clear glass shower screens with pivot door
- Dual flush toilet from standard builder's range
- Chrome mixer taps to showers, bath & basins
- Acrylic white bath
- Chrome towel rails
- Chrome toilet roll holders

## CERAMIC TILES & CARPET

- Gloss floor tiles to main area from builder's range
- Floor and wall tiles to all wet areas
- Tiles laid above bath
- Tiles to showers with 'special feature' tile frieze
- Tiles to kitchen splash back
- Skirting tiles to laundry and WC
- Designer modern carpet to all bedrooms, robes and one living area

## PLUMBING

- 2 external hose garden taps
- PVC downpipes connected to stormwater mains



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**SPECIAL NOTE:** \*Inclusions styles / brands may vary dependent on supply or builder's choice, where there is any substitution the replacement will be of equivalent or superior quality. The schedule of inclusions and finishes are those that are set out in the residential building contract.

## LANDSCAPING & FENCING

- Turf to front and back yard
- Garden with mulch and plants
- Timber fencing to back and sides with one single metal framed gate
- Metal mail box
- Wall folding clothesline
- Full site clean and removal of builder's rubbish



## DRIVEWAY / PATHS

- Concrete driveway and path to front door
- Concrete to outdoor alfresco area and external doors

## SPECIAL WARRANTIES

- Warranties and Guaranties supplied by builder at handover
- 6-year structural warranty
- 6-month maintenance warranty