



# TURN KEY STANDARD PACKAGE INCLUSIONS

## CERTIFICATION AND APPROVALS

- Preparation of a Geotechnical report based on two bore holes to each site
- Preparation of Structural Engineers slab design based on Geotechnical report
- Preparation of all Drafting
- 90 Day Maintenance period
- 7 year structural warranty
- BASIX energy assessment report
- Home Owners Warranty Insurance
- Structural Engineers certificate for the concrete slab and piers
- Water Authority application fees
- Window and Glass certification
- Electrical compliance
- Pest Control certification
- Occupation Certificate
- Lodgement of all documentation for CDC approval

## SITE COSTS AND WHS "SAFETY"

- Sediment control to council and EPA requirements
- Bulk earthworks as required for site leveling
- Roof rail to WHS regulations
- Temporary all-weather access to cross over and driveway
- Temporary fencing to complete site to WHS regulations
- Connection of sewer, water, stormwater, gas service and electrical service
- Rock excavation if required

## FOUNDATION

- Concrete waffle slab on ground incorporating alfresco and patio to Engineers design
- Drop edge beams if required
- Structural piling to Engineers design
- Internal Drainage and Electrical
- Part A pest control collars to penetrations
- Part B perimeter pest control to perimeter of slab
- Steel trowel finish to the Garage floor



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## EXTERNAL FINISHES

- Rendered feature panels to front Façade as per colour schemes
- All render to be Acrylic render and Painted
- Ceiling under Alfresco to be finished in plasterboard
- Alfresco and Patio to be a tiled finish
- Colorbond Panel Garage door
- Colorbond fascia and gutters
- Painted UPVC downpipes
- Face brickwork from Austrils standard builders range, finished with ironed off white mortat joints
- External solid core Laundry door keyed to front door
- Colorbond metal roof
- Decorative front door with glass incerts (*Hume XN5*)
- 2 external garden taps ( one to front one to rear yeard)
- Gas continuos flow 26 litre hot water heater
- Slim line plastic water tank for reticulated grey water to suit site covenants and BASIX requirements
- Drivway and path to be plain concrete finish
- 1000MM wide XN5 Glazed Front Door
- 5Kw Solar system with Inverter

## LANDSCAPING

- Turf to front and rear yard with 50mm of top soil
- Front garden bed with Australian natives and edging (up to 20m2)
- Fencing with side gate and close off to covenant requirements
- Simple fold out clothesline
- Colorbonb letterbox including house numbers
- Turf volume is based on a 500m2 block
- Retaining walls (if required) to covenant requirements

## ELECTRICAL

- Downlights as per plans
- External lights as per plans
- 2 TV outlets as per drawings
- NBN/Telstra provision with one phone point and 1 power point as per working drawings
- All GPO's and Light switches in white



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## FRAME & TRUSSES

- White Ant proof metal frames and Trusses
- External walls to be 90 mm
- Internal walls to be 70 mm
- All external walls to have glass wool insulation batts to BASIX requirements
- Fibre cement 450 mm eaves lining

## INTERNAL FINISHES

- Plasterboard lining to all dry walls Including garage walls
- Fibre cement board to Bathroom And Ensuite walls
- Taubmans 2 coat system to all walls and ceilings
- Lift off hinges to bathrooms and Toilet
- 2 chrome finished hinges to each door
- 90 mm cornices to all ceilings
- Carpet to bedroom floors
- Tiles to all living room floors
- Melamine shelving to robes and linen
- 66x18 splayed finger jointed pine to architraves and skirtings
- Mirrored or Vacume wrapped sliding doors to robes and linen (*were not part of kitchen*)
- Flush panel doors finished in Taubmans high gloss paint
- Gainborough lever door handles to all doors, privacy locks to Bathroom, Ensuite and separate Toilet
- Door stops to all doors
- 2440mm ceiling heights

## LAUNDRY

- Stainless steel 45l tub with white metal cabinet
- Flickmixer to tub and concealed washing machine taps in cabinet
- Ceramic tiles to the laundry floor with tiles 1200mm high to wall with washing machine and tub, skirting to rest of laundry
- Chrome floor waste

## BATHROOM AND ENSUITE

- Contegrity semi-frameless Clear Glass shower screen
- Free standing bath tub
- Modern wall hung vanities
- Chrome bath accessories including, toilet roll holder, double towel rail and soap holder
- Hand held shower rose
- Frameless mirror over vanity unit
- Square chrome floor wastes
- Close coupled back to wall white toilet suite
- Waterproofing to all wet areas
- Ceramic tiles to bathroom, ensuite and water closet floor
- Ceramic wall tiles to 2100mm high in shower areas and 1200mm high to rest of room
- Skirting tile to water closet walls
- 7 year warrenty on tapware



## KITCHEN

- Polyurathaine finished kitchen to Selected colour scheme
- Soft closer rollers to all drawer sets
- Standard 1000mm fridge opening
- Builders range handles to cabinet Doors and drawers
- 20mm stone bench tops with square edge finish to match selected colour scheme
- Tile slashback to underside of overhead cabinets
- Cutlery tray to top drawer
- Stainless Steel sink with two bowls
- Chrome sink mixer
- Baumatic 900mm appliances
- Stainless steel Baumatic 600mm dishwasher with power and water connected
- Microwave nook
- Baumatic 900mm electric fanforced oven
- Baumatic 900mm gas cooktop
- Baumatic 900mm recirculating pull out rangehood

