

## EXTERNAL

<b>Slab</b>	Class "M" Wafflepod, up to 1.5m deep piers as designed by qualified structural engineer
<b>Frames</b>	Engineered and certified 2600 high ceiling for Ground Floor and 2400 high ceilings for First Floor frames, beams and trusses
<b>Pest Treatment</b>	Non-chemical termite treatment to perimeter
<b>Walls</b>	Ground floor-brick veneer from Builders Range First Floor-Timber Stud with cladding from Builders Range
<b>Roof</b>	Concrete roof tiles from standard builder's range
<b>Windows</b>	Aluminium windows with keyed locks throughout, plus obscure glazing to bathroom windows (as per design)
<b>Entry Frame</b>	Timber entry frame
<b>Fascia and Gutter</b>	Colorbond metal fascia and gutter
<b>Garage</b>	Sectional Colorbond door to standard widths & colours
<b>Rainwater tank</b>	2,000 Litre water tank including pump and connection (only in non-recycled area)
<b>Garden taps</b>	One front and one rear tap

## INTERNAL

<b>Ceiling</b>	Ground Floor 2600mm ceiling height, First Floor 2400mm ceiling heights
<b>Floor</b>	300mm deep floor joints to first floor (2 storey home only)
<b>Cornice</b>	90mm cove throughout
<b>Plasterboard</b>	10mm plasterboard to internal walls and ceiling & 6mm villaboard or equivalent to wet areas
<b>Staircase</b>	Internal staircase with carpet grade treads & risers, paint finish newel posts & handrail (2 storey home only)
<b>Skirting and Architrave</b>	67mm square profiled solid pine skirting and architrave
<b>Robes</b>	Walk in robe to master bedroom and robes to bedrooms with fixed top shelf and chrome hanging rail
<b>Linen Cupboard</b>	Location as per plan with fixed shelving
<b>Garage</b>	Plasterboard lined and painted finish to garage walls and ceiling

## KITCHEN

<b>Design</b>	Architecturally designed kitchen layout to suit selected home design
<b>Oven</b>	900mm stainless steel fan forced multifunction oven
<b>Cooktop</b>	900mm stainless steel gas cooktop (subject to gas availability)
<b>Rangehood</b>	900mm stainless steel integrated recirculating rangehood
<b>Cabinets</b>	Moisture resistant melamine faced board
<b>Cabinetry</b>	Melamine LPL door cupboards and end panels with PVC edge in an extensive range of colours and textures
<b>Drawers</b>	3 x Drawers with cutlery or utensil tray
<b>Benchtop</b>	Laminated square profile benchtop in an extensive range of colours and textures
<b>Handles</b>	Select chrome handles from standard builder's range
<b>Sink</b>	1 ¾ stainless steel bowl
<b>Tapware</b>	Chrome sink mixer from standard builder's range

## ENSUITE / BATHROOM / POWDER ROOM

<b>Benchtop</b>	One piece acrylic moulded white top with one tap hole (subject to design)
<b>Cabinetry</b>	Melamine LPL doors & ends with PVC edge
<b>Bath</b>	Acrylic bath to suite bathroom layout from standard builder's Range (1500mm subject to design)
<b>Toilet</b>	Vitreous china close-coupled suite
<b>Shower Screens</b>	Framed chrome screen with clear safety glass
<b>Accessories</b>	Select chrome finish from standard builder's range 1 x (Single towel rail, Toilet roll holder, Soap holder)
<b>Mirror</b>	Frameless polished edge to width of vanity
<b>Exhaust</b>	Ceiling exhaust fan ducted into ceiling space to wet areas only where no window is provided
<b>Floorwaste</b>	Chrome finish floorwastes throughout
<b>Waterproofing</b>	Certified waterproof treatment to shower recess, floor and wall perimeter.

## LAUNDRY

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<b>Sink</b>	45 Litre stainless steel tub with metal cabinet - freestanding
<b>Tapware</b>	Chrome finish to laundry tub and washing machine from standard builder's range
<b>Floorwaste</b>	Chrome finish floorwaste
<b>Waterproofing</b>	Certified waterproof treatment to perimeter only

## FLOOR & WALL TILING

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<b>Ceramic tiles</b>	Extensive range of floor and wall tiles to ensuite, bathroom and skirting to powder room and laundry. 2000mm to shower height & 400 over bath only
<b>Kitchen Splashback</b>	Tiles to underside of overhead cupboards 600mm high
<b>Laundry Splashback</b>	Tiles to laundry tub 1-2 rows high (only above the tub)

## INSULATION

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<b>Walls</b>	R1.5 thermal insulation batts to external cavity walls of living area, excluding garage & subject to BASIX
<b>Ceiling</b>	R3.0 thermal insulation batts to roof space over living areas under roof tiles, excluding garage & subject to BASIX

## ELECTRICAL

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<b>Lighting</b>	One Oyster light point batten per room (as per electrical plan); LED Downlights for Ground floor open areas
<b>Power points</b>	Double power points to bedrooms and living (one per room) with single points to dedicated appliances
<b>Television</b>	One outlet to living room as per detailed electrical plan
<b>Telephone</b>	One outlet to kitchen as per detailed electrical plan
<b>Smoke Detectors</b>	Hard wired detectors with battery backup as per design
<b>Safety switch</b>	RCD safety switch in meter box
<b>Two switch</b>	One "two way" light switch for 2 storey homes

## DOORS

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<b>Front entry</b>	External Door from standard builder's range
<b>Internal</b>	Flush panel hinged doors
<b>Robe</b>	Flush panel hinged doors
<b>Laundry</b>	Flush panel hinged door
<b>Sliding doors</b>	Aluminium sliding doors with keyed locks

## PAINT

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<b>Internal walls</b>	Washable 2 coat wall paint system
<b>Internal Woodwork</b>	Gloss paintwork
<b>Ceiling</b>	Flat acrylic white paint
<b>Exterior</b>	All-weather acrylic paintwork

## DOOR FURNITURE

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<b>Front entry</b>	Lever security entry set from standard builder's range
<b>Internal</b>	Lever passage from standard builder's range
<b>Robe</b>	Fixed lever from standard builder's range
<b>Laundry</b>	Security lock from standard builder's range
<b>Privacy locks</b>	Privacy locks to master bedroom and main bathroom
<b>Door stops</b>	Door stops (white pvc) to required doors

## UTILITIES AND SERVICES

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<b>Hot water</b>	20L (Litre) gas system subject to availability of natural Gas
<b>Electricity</b>	Single phase underground electricity service to single phase metre box
<b>Gas and water</b>	Natural gas, water and sewerage services connection
<b>Gas Bayonet</b>	One internal/external gas bayonet subject to availability of gas

## WARRANTY AND MAINTENANCE

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<b>Warranty</b>	Six year structural warranty period
<b>Maintenance</b>	90 day maintenance period
<b>Insurance</b>	Construction, public liability and home owners' warranty insurance premiums
<b>Energy rating</b>	Basix star energy efficiency rating certificate
<b>Certificates</b>	Compliance certificates for slab, frames, trusses, beams, waterproofing, termite protection, glazing and smoke detectors
<b>Home owners manual</b>	Home owners user manuals for appliances, select fixtures and fittings, compliance certificates and warrantie

## Home & Land Packaged Inclusions V.31.5.2018

Provide 2600mm ceilings to ground floor	Included
Security alarm system	Included
Remote control garage door	Included
Carpet to all bedrooms	Included
Tiles to porch, entry, hallway, kitchen, living and all wet areas	Included
Instantaneous gas hot water system	Included
900mm Stainless steel appliances	Included
Free standing vanities or with kickboard	Included
Semi-Frameless shower	Included
Ducted Air-Conditioning	Included
Roof Sarking	Included
Insulation to all external walls and ceilings	Included
Letterbox and clothes hanger	Included
Turf to front and rear garden	Included
Coloured concrete Drive way	Included