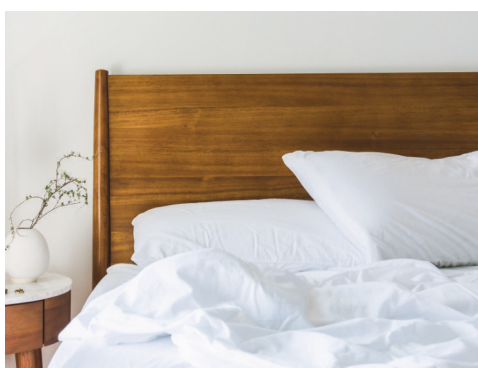




# HIGH QUALITY INCLUSIONS



## ABOUT OUR PROPERTIES

All Southcoast Homes are fixed price, turn key complete with standard inclusions to take the guesswork out of building your new home.

You know upfront exactly what your home will cost. Our quality range of fittings and the finishings are so extensive, your home will look and feel anything but standard!

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# SOUTHCOAST HOMES

# DESIGNER RANGE

## Preliminaries and Site Works

Council approved working plans - all fees & charges.  
Geotechnical report (soil test) and contour feature survey.  
Building Structure to meet NCC National Construction Code.  
Protectant termite barrier full perimeter system & slab penetrations (as per current Australian standard).  
Preparation of site up to 300mm crossfall.  
Footings and slab constructed to engineer's details as per site classification.  
QBCC fixed price contract.  
QBCC Home Warranty insurance.  
6 star energy efficiency rating.

## Frame

To be constructed in accordance with current building regulations.  
Bluescope True Core Steel Frame and trusses to be erected in accordance with current building code. (50 year manufacturer's warranty).

## Painting

Down pipes to be painted to match house.  
Three-coat application to all plasterboard wall areas in washable low sheen grade paint.  
Two-coat application to all plasterboard ceilings.  
Three-coat application to all internal and external doors and mouldings in gloss enamel paint.  
Two-coats to soffits/eaves.

## Landscaping

Fully landscaped with turf and mulch.  
Covenant compliant timber paling fence with fence returns to house & gate

## Plasterboard

To be supplied and installed in accordance with current Australian standards.  
Ceiling and walls 10mm plasterboard with 90mm cove cornice.  
Wet area walls 10mm MR Plasterboard or 6mm fibre cement.

## Exterior Finishes

Metal roof of standard Builder's selection.  
Fascia & gutter.  
PVC downpipes painted to match house.  
Colorbond automatic garage door(s) with 2 remote handsets.  
Front entry door with dead lock.  
Aluminium powder coated windows & sliding doors of standard manufacturer colours.  
Grey glass to all aluminium windows and doors.  
Two (2) external taps.  
Builder's range exposed aggregate to driveway.  
Front elevation rendered as per plan. Sides and rear of property to be face brick.

## Tiling

Tiles selected from builder's range.  
Floor, vanity splashback, shower walls & skirting tiles included to bathroom and ensuite.  
Floor & skirting tiles to WC.  
Floor & splashback tiles to laundry.  
Family, kitchen & hallways: Fully tiled throughout.  
Feature subway tiles to kitchen splashback.

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# DESIGNER RANGE

## Internal Finishes

Doors: Standard Redicote doors.  
 Door Handles: lever series.  
 Door catches: DS2 series plastic and 75mm cushion series.  
 Robe doors: Vinyl sliders with aluminium frames.  
 Architrave: 42mm x 11mm.  
 Skirting: 68mm x 11mm.  
 Shelving: Compressed particle board with chrome hanging rod in robes.  
 Carpet including underlay to all bedrooms from builder's standard selection.

## Bathroom & Ensuite

Polymarble finish to vanity units.  
 Drop-in basin.  
 Mixer.  
 Double towel rails and toilet roll holders.  
 Chrome shower screens.  
 Framed mirrors provided to all vanities.  
 Azure Casa neo porcelain toilet suites.  
 1520mm bath tub.  
 Exhaust ceiling fan.

## Kitchen & Appliances

Kitchen cabinets in a white gloss finish.  
 Stone bench tops to entire kitchen.  
 600mm Cooktop & oven combo.  
 600mm Slide-out rangehood.  
 600mm dishwasher.  
 Stainless steel sink with sink mixer.

## Electrical

LED down lights as per electrical plan.  
 Two (2) external lights - porch and alfresco.  
 Double power point to each room; two (2) double power points in kitchen and Bed 1; plus, single point for fridge, dishwasher & garage door motor. (Dual Occ Only)  
 Aerial & two (2) TV points. (Dual Occ Only)  
 Two (2) telephone points. (Dual Occ Only)  
 Safety switch, circuit breakers and earth leakage device.  
 Smoke detectors (as per Australian standard).  
 2 x Air-conditioners fitted to both living areas (Dual Occ Only)  
 1 x Air conditioner fitted to the living area - House Plan  
 Ceiling fans with inbuilt light to each bedroom.

## Other Finishes

Wall mounted clothesline.  
 Builders Range letterbox with street numbers.  
 Vertical blinds to all sliding aluminium windows & doors excluding wet areas & garage windows (if applicable).  
 Diamond grill security screens to all aluminium windows.  
 45L stainless steel laundry tub with white glo cabinet.  
 Locks to all windows and sliding doors.  
 Wall sarking insulation (R1.0 rated) - to meet energy efficiency requirements.  
 Hot water system - Hotflo 160 Ltr Electric Storage Hot Water System 3.6kw (Smaller side of the dual occ)  
 Rinnai EHF250S36 Hotflo 250 Ltr Electric Storage Hot Water System 3.6kw (Larger side of the dual occ and house plans).  
 Dual Power and water meters (Dual Occ Only).

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