

## ENGINEERING

- Plans, Engineering and full specifications compliant with LHA Silver Level requirements
- Building Permit, Insurances and Fees
- Soil test and Energy Efficiency Design
- Frames and Trusses treated against termite and borer
- 6 Year Builders Warranty
- 12 Month Maintenance period
- LHA design and assessment included upon completion

## CONNECTIONS

- Electricity or gas connections as per contract summary, Telstra and Water provisions
- Stormwater and Sewer connections
- Conduit laid for future installation of NBN

## BASE

- Engineering and concrete slab as per soil level in contract
- Engineering certification
- Mechanical termite protection – lifetime warranty

## EXTERIOR

- Façade as per preliminary plans provided in contract
- Exterior treatment and materials as per plans and colour scheme supplied
- Colorbond roof as per plans
- Colorbond fascia and gutters as per plan
- Covered alfresco built under main roof, non-slip exterior grade tiles over concrete as per plans
- Aluminium windows and doors as per plans. Sliding doors from living area to alfresco to be installed recessed flat threshold to comply with AS1428.1 wheelchair sills to be fitted, deadlock lockwood Cortex digital door lock (AS1428.1-2009) compliant.
- Entry / rear door as per plans, Front door / external swing doors solid core (no glass insert) Humes Linear External XLR140 2040 x 920 x 40mm fitted with weather seal. Threshold plates installed as per LHA compliance for entry Silver level (Raven or similar)
- Security Screens to be fitted to all sliding doors security screens to be fitted to all windows
- All windows to be fitted with key locks
- Treated Timber fencing, good neighbour style or as per covenant requirements supplied and installed to all boundaries 1.8m high, including returns. Access gates (lockable) installed as per preliminary site plans
- Access pathways finished in exposed aggregate as per site plans designed as per LHA silver guidelines
- Two external taps fitted as per plans
- Wintergreen turf supplied to front and back yards, including nature strip to front curb