

HOUSE & LAND PACKAGE STANDARD INCLUSIONS

NO AIR CONDITIONING INCLUDED

STRUCTURAL & EXTERNAL FEATURES

- **FOUNDATIONS** - "M" Class Waffle Pod Slab with 20MPa Concrete.
- **FRAMES** - External & Internal Wall Frames are 90mm thick (*nominal*).
- **TRUSSES** - Roof Pitch at 22.5 degrees with 300mm to 450mm Eaves Overhang - (*subject to design*).
- **CEILING HEIGHT** - 2590mm high Ceilings to the Ground Floor.
- **BRICKS** - Selected from Austral's Everyday Life or Wilderness Range.
- **ROOF TILES** - Selected from the Monier™ Elabana Roof Tile Range, laid over Standard Grade Double Sided Aluminium Sarking.
- **FASCIA AND GUTTER** - Metal Fascia with standard Quad Gutter (*selected from the standard range of Colorbond® colours*).
- **DOWNPIPES** - 90mm Round Painted PVC Downpipes.
- **WINDOWS** - Quality Powder Coated Aluminium Sliding Windows with Clear Glass & Frames from Standard Colour Range (*no allowance for screens*). Standard Key Locks (*Matt Black*) to all opening Windows & External Sliding Doors.
- **CLADDING** - James Hardie PrimeLine® Chamfer Weatherboards - (*subject to design*).
- **GARAGE DOORS** - Quality Sectional Overhead Door with Automatic Door Opener (*selected from standard range of Colorbond® colours*).
- **TERMITE TREATMENT** - Granitguard installed to Australian Standards AS3660.1.

INTERNAL FEATURES

- **INSULATION** - R2.0 batts to All External Framed Walls (*including Garage/Living wall*) & R3.0 batts to Ceilings above Habitable Living Areas (*under Roof Areas only*).
- **CORNICE** - 90mm Cove Cornices throughout House.
- **FRONT DOOR** - Selected from the Hume "Vaucluse" Range Doors.
- **GARAGE EXTERNAL DOOR** - Hume SCX1 Solid Core Door (*if applicable*).
- **LAUNDRY EXTERNAL DOOR** - Hume XF1 Solid Core Door with 1/3 Glazing (*if applicable*).
- **INTERNAL DOORS** - Hume Flush PCMDF Doors
- **EXTERNAL DOOR FURNITURE** - Gainsborough "Contractor" Series Lockset & Double Cylinder Deadbolt.
- **INTERNAL DOOR FURNITURE** - Gainsborough "Contractor - In Style" Handles.
- **SKIRTING & ARCHITRAVES** - 66mm x 18mm Pine (*Pencil Round*) for Paint Finish.
- **CUPBOARDS** - Robes all to have single Melamine shelf and a chrome plated hanging rail. All Linens to have 4 x Melamine shelves.
- **STAIRCASE** - Enclosed Treads and Risers (ready for Carpet Finish) with Stringers, Square Posts, Oval Profile Handrail (*suitable for a Paint Finish*) & 12mm x 12mm Black Metal Balusters.
- **INTERNAL PAINT FINISH** - Quality "3 Coat" System consisting of Low Sheen Acrylic to Walls, Gloss Enamel to Internal Woodwork & Doors (*Colour to Match Walls*), Matt Acrylic (*Ceiling White*) to Ceilings & Cornices (*No allowance for Stain Finish*).

ELECTRICAL FEATURES

- **POWER POINTS** - 1 x Double Power Point to each room and a Single Power Point to Cooktop, Rangehood, Dishwasher (*provision*), Refrigerator Space & Microwave (*provision*).
- **LIGHT POINTS** - 1 x Light Point (*with Shade*) per room, 1 x external Light Point (*Batten Holder Only*) - (*as per Plans*).
- **SMOKE DETECTORS** - Direct wired with battery back-up, located to suit the Building Code of Australia.

- **TELEVISION POINT** - 1 x Television Point with standard cabling left in roof space (*ready for connection by others*).
- **TELEPHONE POINT** - 1 x Phone Point with underground Conduit & Draw Wire from boundary (*ready for connection by others*).
- **TECHNOLOGY UPGRADE** - Provision for Future Connection to the Optic Fibre Network, including a Hub Enclosure & 1 x Data Point for Broadband Connection (*NOTE: The Client is responsible for all connections with the relevant authorities*).

PLUMBING FEATURES

- **EXTERNAL TAPS** - 2 x External Garden Taps connected to Mains Water (*excluding Gully*).
- **GAS POINTS** - 1 x Internal Gas Bayonet Point (*subject to availability of Natural Gas*).
- **KITCHEN & LAUNDRY TAPWARE** - Alder "Star 35" Sink Mixer to Kitchen Sink & Laundry Tub.
- **BATHROOM TAPWARE** - Alder "Star 35" Basin Mixers to Vanities, Alder "Star 35" Wall Mixers with "Moda" Shower Rail (*including HS205 Head & Soap Dish*) to Shower & Alder "Star 35" Wall Mixers with "Niseko" 170mm Fixed Spout to Bath.

KITCHEN & LAUNDRY

- **BENCHTOPS** - 20mm CaesarStone® Kitchen Benchtops (*selection from Standard Builders Range*).
- **DOORS** - Laminated Finish (*selected from Standard Builders Range*).
- **DOOR HANDLES** - Selected from Standard Builders Range.
- **CABINETS** - All white Melamine Cupboards as per design, including 1 x bank of 4 drawers & standard cutlery tray.
- **OVERHEAD CUPBOARDS** - To suit Kitchen design (*no bulkheads above*).
- **KITCHEN SINK** - 13/4 Bowl Stainless Steel with 1 x Dish Drainer.
- **DISHWASHER** - Opening provided for future Dishwasher.
- **MICROWAVE** - Opening for future Microwave (*subject to individual design*).
- **LAUNDRY TUB** - Clark "Utility" 42L Stainless Steel Tub with White Cabinet (*including concealed bypass*).
- **WASHING MACHINE PROVISION** - Hot and Cold Taps located under Laundry Tub with a Double Power Point location above provision.

BATHROOM

- **SHOWER SCREENS** - Semi-Framed "Integrity" Shower Screens with Clear Safety Glass.
- **BATH** - Decina "Novara" Acrylic Bath (*White*) with Tile Bead & Tiled Surrounds - (*as per Plans*).
- **TOILET** - Everhard "Virtue" Close Coupled Toilet Suite with Soft Close Seat (*White*).
- **VANITIES** - Laminated Floor Mounted Vanity Cupboard with Single Bowl "Wave" Vanity Top (*White Only*).
- **MINI HANDBASIN** - Duraplex "Hamilton" Floor Mounted 400mm wide Vanity Cupboard (*White*) to separate Toilet Areas - (*subject to design*).

APPLIANCES ITEMS

- **OVEN** - Westinghouse (*WVE613S*) 600mm Stainless Steel Electric Multi-Function Oven.
- **COOKTOP** - Westinghouse (*WHG641SA*) 600mm Stainless Steel Gas Cooktop (*subject to availability of Natural Gas*).
- **RANGEHOOD** - Westinghouse (*WRH608IS*) 600mm Stainless Steel Slide-Out Rangehood (*Recirculating*).
- **DISHWASHER PROVISION** - Including Cold Water Tap & Single Power Point.
- **HOT WATER** - 26 Litre Continuous Flow Gas Hot Water System (*subject to availability of Natural Gas*).

HOUSE & LAND PACKAGE SPECIAL “TURN-KEY” UPGRADES

- **CEILING HEIGHT** - 2590mm high Ceilings to the Ground Floor (*75mm Stepdowm to Garage*).
- **BENCHTOPS** - 20mm CaesarStone® Kitchen Benchtops (*selection from Standard Builders Range*).
- **SECURITY SYSTEM** - 4 Zone Alarm System with Code Pad, up to 3 x Sensors, Internal & External Sirens.
- **TECHNOLOGY UPGRADE** - Provision for Future Connection to the Optic Fibre Network, including a HubEnclosure & 1 x Data Point for Broadband Connection (*NOTE : The Client is responsible for all connections with the relevant authorities*).
- **MAIN FLOOR TILING** - Standard Builders Range Floor Tiles (glue fixed) to the Main Living Areas of the GroundFloor only (*excluding under the Kitchen Benches*) - (*as per Plans*).
- **CARPET** - Selection of Standard Builders Range Carpet (*with foam underlay*) to all Bedrooms, Hallways, Stairsand other Rooms - (*as per Plans*).
- **LIGHT POINTS** - Basic “Oyster” Light Fittings internally and “Ball” Light Fittings externally (*under eaves*), in lieu ofstandard inclusion Light Points.
- **FLYSCREENS** - Aluminium Flyscreens with Nylon Mesh to opening Windows.
- **FLYSCREEN DOORS** - Aluminium Flyscreen Doors with Nylon Mesh (*non-security*) to all External Hung & External Sliding Doors.
- **WINDOW COVERINGS** - Chainless Vertical Blinds (*selection the Standard Builders Range*) to all Windows &External Sliding Doors.
- **LANDSCAPING** - Basic Landscaping (to front yard), Kikuyu Turf (*to front and rear yards*), Fold Away Clothes Line& Freestanding Letterbox.
- **DRIVEWAY** - Coloured Concrete Driveway (“*Throw-On*” Colour) to front Boundary & Plain Concrete Crossover.
- **FENCING** - 1800mm (*nominal*) Fencing to the rear & side boundaries, with 1 x Hinged Gate.