



### Preliminary

- › Building permit and fees
- › Building plans
- › Soil test and Engineering design
- › Site Analysis
- › Energy Rating
- › QBSA insurance

### Connections

- › Power and water to standard 6m set back
- › Sewer and Stormwater

### Base

- › Site classification for concrete slab included in package price
- › Site costing included in package price
- › Concrete pump
- › Part A Kordon Termite Protection

### Painting

- › Low sheen acrylic to internal walls throughout (one colour)
- › Flat acrylic to ceiling throughout (one colour)
- › Gloss to doors, architraves and skirting throughout (one colour)

### Tiling

- › Ceramic floor tiles to bathroom, ensuite, WC and laundry including skirting tiles
- › Ceramic floor tiles to family room area – as nominated on plan
- › Ceramic wall tiles from builders standard range to kitchen, bathroom, ensuite and laundry
- › Feature tile as selected from colour boards

### External Features

- › Rendered exterior walls
- › Linear boards – as shown on façade plan
- › Aluminium powder coated windows with safety screens
- › Concrete roof tiles (fully sarked) or Colour bond metal roofing – as shown on plan
- › Roof pitch to meet convenient approvals
- › Front door – Hume XN Series
- › Lane Chrome Lever entrance sets with deadlock
- › Garden tap to front and rear
- › Colour bond fascia and gutter
- › Exposed concrete or coloured concrete from builders range to driveways, external paths, clothesline slab - as nominated on plans
- › Timber retaining walls – as nominated for your block
- › Letterbox, clothesline and TV aerial
- › 1800mm high timber fencing to side boundaries approximately in-line with front of house – as nominated on plans
- › Landscaping – turf to entire block and nature strip, front garden approximately 12 sqm
- › Suitable low maintenance plants and mulch
- › 5000 litre rain water tank – to comply with council requirements

### Garage

- › Panel lift door with two remote controls

### Kitchen

- › Caesar Stone bench tops
- › Laminated doors with PVC edging
- › Technika stainless steel appliances
- › Technika stainless steel dishwasher
- › Overhead cupboards as nominated on plan
- › 1 ½ bowl stainless steel sink with chrome flick-mixer

### Electrical

- › Down lights throughout, with energy efficient lighting – as nominated on plan
- › Bedroom 1 – ceiling fan with down lights
- › Bedrooms – ceiling fans with light
- › Family room – ceiling fan
- › Generous allowance for power points
- › Smoke detectors and safety switch
- › Television and Telephone points – as nominated on plan
- › Split system Carrier AS25H-26.07K air conditioner to living area and bedroom room – as nominated on plan



### **Bathroom, Ensuite and WC**

- Flick-mixers throughout
- Hand held shower tower with rail
- Clear laminated shower screens
- 1500mm acrylic bath to main bathroom
- Vanity units – white two pack with china top
- Mirror full length of vanities
- Exhaust fans to bathrooms and WC
- Toilet suites – dual flush china suites
- Double towel rail to ensuite and bathroom
- Toilet roll holder to WC's

### **Plumbing**

- Stormwater discharge to street or to stormwater drain – as nominated on plan
- Hot water system - gas instantaneous Rinnai V12000 continuous flow

### **General**

- 6 years builders warranty period
- 6 months maintenance period
- House and site clean on completion of build
- Depreciation schedule ☑ Roofed pergola area – as nominated on plan
- No hidden costs
- All inclusive apart from if rock is encountered