

SITE COSTS & CONNECTIONS

- Site costs and connections are based on an allotment of up to 650 square meters, with a maximum 7 meter setback to house and 300mm fall over the building platform
- Connections to storm water and sewer points are provided within the building lot, single phase underground power up to 15 meters from the pit, same side dry water tapping & gas supply and meter install to 20m
- Engineer designed class "M" concrete waffle raft slab. Including Termite treatment with 30 year guarantee
- Excludes third party account fees, any bushfire protection requirements & rock removal
- Asset Protection permits & bonds
- Local infrastructure levies if applicable

EXTERNAL ITEMS

- Extensive selection of bricks with natural rolled mortar joints
- 50mm Hebel with full render finish (design specific)
- 90mm stabilised pine wall frames
- Engineered Stabilised pine roof trusses
- Selection of concrete roof tiles
- Steel Lintels & Brickwork above all windows and doors
- Colorbond metal fascia, gutter and downpipes
- Feature Façade including contrast cladding materials (façade dependent)
- Two garden taps, one inside front boundary and one attached to the house
- Two recycled water taps, one inside front boundary and one attached to the house

GARAGE

- Steel Lintels & Brickwork over all Garage door openings to single & double storey homes (design specific)
- 4800*2100 Panel door
- Remote to garage including 2 handsets, 1 wall mounted remote
- Rear roller door (design specific)

WINDOWS

- Aluminium awning feature windows to front façade (façade dependent)
- Aluminium sliding windows to remainder of house
- Window locks throughout
- Translucent laminate glass to side lite in entry
- Obscure glass to ensuite and bathroom
- Flyscreens to all openable windows (excluding doors)

DOORS

- Front entry door: Corinthian PMAD106 or equivalent with translucent laminate glass
- Internal doors: 2040mm high hinged flush panel
- External Garage access door: 2040mm high flush panel
- Internal garage door into entry: 2040mm high flush panel
- External aluminium sliding clear glazed doors to Alfresco, Laundry and Balcony (design dependent)
- Robe & Linen doors: vinyl sliding doors (white)

DOOR FURNITURE

- Front entry door: Gainsborough Tri-lock entry set
- External Garage door and Garage to house access door: Gainsborough Contractor Series 540 entry set & deadlock
- Internal doors: Elena, Sofia or Alyssia lever handles to passage doors
- Robe and linen cupboard doors: chrome cylinder knobs
- Chrome hinges, latches and striker plates throughout home

HEATING & COOLING

- Gas ducted heating with ceiling vents, including manual thermostat
- 5kw Split system air conditioning to family room including remote control.

ELECTRICAL

- Double power points throughout home
- Single power points to microwave, dishwasher & fridge provisions
- Exhaust fans above all showers and where required
- TV points to all living areas & master bedroom (design specific).
- Energy efficient LED down lights throughout living areas & master bedroom
- Up/Down s/steel feature lights to porch & garage (3 total)
- Twin fluoro with diffuser to garage
- Weather proof double power point to alfresco
- Para-flood external light fittings to laundry exit & rear of garage (design specific)

KITCHEN

- Designer Kitchen with 20mm stone bench tops & laminate doors
- 2 banks of 3 Pot draws (total 6, design specific)
- Microwave provision under bench with pot draw
- Pantry with four white melamine shelves
- Full width laminate overhead cupboards including fridge overhead cupboard
- Feature glass splashback
- 1 & 3/4 top mount stainless steel sink
- Designer cabinet handles
- Feature mixer tap to kitchen sink

KITCHEN APPLIANCES

- Euro (EP90DMSX) 900mm-wide, duel fuel upright cooker with wok burner
- Euro (ERC90S) 900mm-wide, stainless steel canopy range hood or retractable range hood with overhead cupboards (range hoods under the single storey roof line ducted to roof space, double storey homes vented through the external wall)
- Euro (EDPR60SS) stainless steel dishwasher

CEILINGS, CORNICES, SKIRTING & ARCHITRAVES

- 2590mm nominal ceiling height to single storey, ground & first floors of double storey homes
- 90mm cove cornice to house and garage
- 67mm x 18mm skirting boards and architraves

LAUNDRY

- Laminate cabinet with 45 litre stainless steel trough including bypass & hamper basket
- Tiled splashback
- Chrome mixer tap to Laundry trough
- Concealed washing machine stops in laundry cabinet

ENSUITE & BATHROOM

- Feature vitreous china hand basin with chrome waste outlet & chrome mixer
- Designer laminate vanity unit on a laminate pedestal with 20mm stone bench top
- Semi-frameless 2000mm high designer shower screen with pivot door and clear safety glass
- Polished-edge mirror to width of vanity unit
- Feature acrylic bath in bathroom
- Designer cabinet handles
- 1200*900 tiled shower base to ensuite and chrome waste outlet (design specific)
- 900*900 tiled shower base to bathroom
- Tiled Niche to ensuite & bathroom showers for soap and shampoo bottles
- Chrome mixer with shower rail to Ensuite & bathroom
- Chrome mixer with wall spout over bath

POWDER ROOM (DESIGN SPECIFIC)

- Vitreous china hand basins with chrome waste outlet & chrome mixer.
- Designer dropped-front vanity bench top
- Polished-edge mirror to width of bench

ROBES & LINEN

- White melamine shelf with chrome hanging rail to robes
- Shelf tower to WIR
- Four white melamine shelves to linen cupboards

STAIRS (DOUBLE STOREY ONLY)

- MDF staircase with carpet tred and risers, with feature stained or painted KDHW handrail & half height plaster wall balustrade

FLOOR COVERINGS

- Choice of ceramic floor tiles or engineered timber laminate flooring to Entry, Kitchen, Meals, Pantry & Family
- Ceramic tiles to Powder Room (design specific), Laundry, Ensuite(s), Water Closet and Bathroom
- Tiled skirting's to wet areas
- Quality Carpet to all remaining areas

WALL TILES

- Ceramic wall tiles to Powder Room, Laundry, Ensuite(s) and Bathroom (design specific)
- Feature boarder tiles to ensuite & bathroom showers

PAINT

- Low Sheen Acrylic washable paint to all internal walls (three coats)
- Flat acrylic paint to ceilings (two coats)
- Acrylic gloss enamel paint to all interior timberwork
- Exterior acrylic paint to all external timberwork & external finishes as required

BALCONY (DESIGN DEPENDENT)

- Exterior Ceramic tiles with chrome drain
- Feature balustrade (facade dependent)

ALFRESCO

- Undercover Alfresco area complete with plaster-lined and painted ceiling (design specific)

6 STAR ENERGY EFFICIENCY

- Ceiling batts to roof areas (excluding garage, porch and alfresco ceilings)
- Wall batts to external house walls (including garage/house common wall), achieving a minimum six star energy rating on the standard plan
- Foil wrap to external walls including garage (excludes garage/house common wall)
- Weather seals to all external doors and aluminium windows
- Draft stopper to exhaust fans
- Solar hot water service with continuous flow, gas-boosted.

TENANT READY FIXTURES & FINISHES

- Double blinds to façade windows & all living areas, block out blinds to all remaining windows & doors (excluding entry)
- Fly screen barrier doors to location nominated in quotation document.
- Double Towel Rails to ensuite & bathroom
- Toilet Roll Holders to all Toilets (design specific)
- Extensive landscaping, including plants mulch & letterbox to front yard & top soil with aquaseeding to backyard
- Colour concrete allowance to 60m² (includes driveway, path to front door, path and pad to clothesline & alfresco)
- Fence allowance including return fence(s) as required. Half Share with adjoining owners.
- Collapsible wall mounted clothesline.
- Depreciation Schedule by Quantity Surveyor on Completion