



General, Site Works and Foundations

- Standard council building application fees and certification.
- Builder's construction insurances.
- N2 wind loading.
- Site scrape of grass on flat block.
- Soil classification and contour survey.
- Engineer designed footings and slab based on an 'H' site classification with maximum 500mm diagonal fall over the block.

Services

- Single phase underground power and water connection from consumer connection point to 6 meter setback.
- Sewer and storm water connection from consumer connection point up to 6 meter setback.
- 1 gas connection point for hot water service.

Termite Protection

- Termite control system to AS 3660.1.

Hot Water

- 26Ltr gas instantaneous hot water system.

External Finishes

- Face brick with ironed mortar.
- Feature cladding as per plan.

Roof

- Sheet metal roof.
- Insulation as per Energy Efficiency requirements.
- Metal fascia and gutter.

Windows

- Powder coated aluminum windows and sliding doors with locks.
- Clear glazing throughout excluding Bathroom, Ensuite and WC which is obscure glass.
- Security screens to all openable windows and sliding doors (excluding front door and rear garage door).
- Window coverings to all aluminum windows and sliding doors (Excluding wet areas).

Framing

- Engineer designed T2 treated pine frame and roof trusses to comply with AS 1684.2.
- R1.0 sarking and batts to external walls.
- 2400mm ceiling height.

Garage

- Sectional overhead panelift automatic garage door with 3 remote controls.

Flooring

- Tiles to wet areas, kitchen, dining, living and hallways as per plan.
- Carpet to bedrooms, study and media as per plan.

Kitchen

- Laminate cabinetry including overheads and pantry to 2100mm high (no bulkhead) with 20mm Quantum Quartz mid-range bench top and melamine internal carcass (pantry to have 4 x white melamine shelves).
- Tiling to kitchen splashback 600mm high or to underside of overheads.
- Stainless Steel 600mm Electric Oven.
- Ceramic 600mm Cooktop.
- Stainless Steel 600mm Slideout Rangehood.
- Stainless Steel 600mm Dishwasher.
- Stainless Steel 1 & 1/3 bowl sink with drainer.
- Chrome plated sink mixer.

Doors / Robes

- Paint grade clear glazed front entry door.
- Weatherproof 1/3 clear glass external door to laundry/garage (if applicable).
- Flush panel hollow core to all internal doors.
- Built-in robes with painted gyprock sliding doors with melamine shelf and rail under.
- Linen cupboard with 4 x white melamine shelves.
- Designer door furniture.

Laundry

- Freestanding unit with upright cabinet.
- Tiling to laundry tub splashback.
- Chrome plated sink mixer.

WC / Toilets

- Dual flush porcelain toilet suite.
- Chrome plated toilet roll holder.

Bathroom / Ensuite

- Floor mounted vanity with 20mm Quantum Quartz mid-range top and laminate cabinetry.
- Drop in basin and chrome plated tapware.
- Framed glass shower screen.
- Acrylic bath with chrome plated tapware.
- Aluminum framed mirror over vanity unit.
- Chrome plated double towel rail and glass shower shelf.

Electrical

- 1 x Double power points to each room except WC.
- 2 x Double power points to kitchen and main bedroom.
- 2 x TV points and 2 x phone point.
- 1 x TV antenna.
- 100mm recessed downlights (energy efficient) as per plan.
- 1 x Double 1200mm fluro with diffuser to garage.
- Split system air-conditioning units to living and master bedroom.
- Ceiling fans to bedrooms, living and media.

Other

- Pre primed pine 68mm skirting and 42mm architrave with splayed profile.
- 90mm cove cornice.

Painting

- Internal – 3 coat wall paint system with builders white to ceiling and cornice.
- External – External doors, soffits and downpipes.

External Works

- 5,000Ltr steel slimline water tank with pump.
- Coloured concrete to driveway, front porch and alfresco.
- Builders landscape package.
- Prefabricated metal letterbox.
- Wall mounted clothesline.
- 1800mm high fencing to sides, returns and rear as required with single gate access.