

PRECONSTRUCTION

- Custom Plans drawn for you by our in-house designers.
- Council Building Permits.
- If fill exceeds 400mm across the building site extra cost for slab & engineering shall be paid by the owner.

CONNECTIONS

- Sewer connections up to 20m.
- Electricity connections up to 10m.
- Gas connections up to 15m.
- Water connections up to 20m.

SLAB

- Waffle Pod slab on M soil.

TERMITE TREATMENT

- An additional physical termite barrier- Part A & B termite protection, all slab penetrations and impregnated blanket to perimeter.

EXTERNAL

- Choice of over 50 bricks to an allowance of \$860 per 1000.
- Colorbond roof gutter and fascia with 80mm PVC downpipes painted in any colour to suit the design details and colour scheme.
- Generous eaves to protect your home from the elements (design specific).
- Generous fully bricked 2 car garage- most durable choice and big enough for 2 large vehicles.
- Gas bayonett to alfresco area (design specific).

WINDOWS

- Powder coated Aluminium Sliding single glazed Windows with aluminium flyscreens and locks.
- Awning windows to front facade only unless design specific.
- Diamond grille security doors to all External Sliding doors.
- Obscure glazing to WC, Bathroom & Ensuite.
- Brick infills above all windows where applicable.

GARAGE DOORS

- B&D Panelift door in selection of styles and colours to front with a motor and multiple remote controls.
- Roller door to rear (where applicable).

ELECTRICAL

- 2 double power points to bedrooms and study.
- 3 double power points to Master Bedroom.
- Up to 3 power points to living areas.
- 2 TV points (design specific).
- 1 telephone point.
- Direct wired smoke detectors protecting all sleeping areas.
- 1 TV Antenna.
- LED lights throughout.
- 2 LED batten lights to garage.
- 1 double waterproof powerpoint to Alfresco (design specific).
- Connected to NBN (if available in area).

HOT WATER SYSTEM

- Rinnai evacuated tube (215l 30 tubes) Solar Hot Water with 26l Gas Boost (VIC ONLY).
- Rheem Instantaneous 26l/min (NSW ONLY).

HEATING & COOLING

- Braemar ducted gas central heating Min 4 Star rated to all homes.
- Braemar evaporative ducted cooling to all homes or equivalent.

INTERNAL LININGS

- 10mm plasterboard to wall and ceilings.
- 2550mm high ceilings.
- Villa board to wet areas.
- 75mm cove cornice.

INSULATION

- R 4.0 batts to all living areas ceilings.
- R 2.0 batts to all external walls.
- Sisalation paper to all external walls and roof.

DOORS

- Front door allowance (choice of styles to the value up to \$650.00ea (design specific).
- Duracote external doors (design specific).
- Hume internal doors, Panelled or flush finish 2040mm.
- Sliding doors to all robes with any combination of mirrors or Polytec design panels.

DOOR FURNITURE

- Gainsborough entry set in a variety of styles to entry.
- Privacy lock to bathroom and toilet.
- Gainsborough Ambassador Lever entry sets to all other external doors.
- Selection of Gainsborough levers to all internal doors.

ROBES

- Master bed WIR included, 2 Melamine shelf towers and chrome hanging rail under top shelf.
- Bedrooms, 1 Melamine shelf tower with top melamine shelf & chrome hanging rail.
- Linen & Pantry – 4 rows of Melamine shelves as per plan.

FLOOR COVERINGS

- 8 full ranges of carpet choices to bedrooms, WIR robes, and lounge area (design specific).
- A wide selection of latest designer vinyl planks or laminate flooring (excludes wet areas) to remainder of floor area with 50 Vinyl styles and colours to choose and 25 Laminate styles & colours to choose.

PAINTING

- Ceilings, Walls and doors painted with Watty products: 3 Coat System.
- All External work painted in Watty Solarguard exterior paint in Low Sheen.
- Optional gloss or satin finish to internal doors and trims.

SKIRTING & ARCHITRAVES

- 67 & 92x 18 mm MDF architraves and skirting in a variety of profiles and styles.

KITCHEN

- Posh Solus MKII 1 & ¾ bowl sink with Mizu Drift Sink Mixer.
- Site built pantry.
- Overhead cupboards where applicable.
- Baumatic BSO69, 9 function 600mm oven, Stainless Steel.
- Baumatic BSGH64 600mm Gas cooktop with wok burner – Black Glass.
- Baumatic IRI6WE3 600mm Integrated Rangehood with powerful 1000 m3- airflow.
- Baumatic BBM14S 600mm Dishwasher.
- Polytec Laminex, Wilsonart, Formica and Arborite range of design door panels and post formed benchtops from Locally Made and designed Flair Cabinets Joinery.
- Hettich Soft closing cabinet doors and drawers throughout.
- Double slide out bin.
- A great selection of handles.
- Reece plumbing, kitchen products and accessories used throughout with market leading warranties and after sales customer care service.
- Microwave provision.
- 2 sets of pot drawers.
- 1 set of cutlery drawers.

LAUNDRY

- 45 litre insert trough SS with bypass & Bristol Mixer.
- Polytec Laminex, Wilsonart, Formica and Arborite range of design door panels and post formed benchtops from Locally Made and designed Flair Cabinets Joinery.
- Hettich soft closing cabinet doors and drawers.
- Pull out wire laundry hamper drawer with soft close mechanism.
- A variety of handle options.
- Reece plumbing, products and accessories used throughout with market leading warranties and after sales customer care service.

CLOTHESLINE

- Wall mounted Mono clothesline in a choice of colours.

BATHROOMS

- Joinery built vanities with high moisture resistant Melamine with soft closing doors & drawers.
- Framed clear glass shower screen with pivot door.
- Choice of Mizu Drift Mixers and or Gen X and or Bristol taps and fittings.
- Posh Bristol shower rails to all showers.
- Gen X accessories.
- Posh Domaine Insert Bath 1690 in tiled hob.
- Posh Domaine Vanity basins.
- Posh Dominique Toilet suite with soft close seat – White.
- Polytec Laminex, Wilsonart, Formica and Arborite range of design door panels and post formed benchtops from Locally Made and designed Flair Cabinets Joinery.
- Great selection of handles.
- Reece plumbing, bathroom products and accessories used throughout with market leading warranties and after sales customer care service.
- Full sized mirrors with polished edge over vanities.

TILING

- Floors in bathroom, ensuite and laundry.
- Bathroom & ensuite tiled to **1.2m high on all walls** and 2m in showers.
- Tiled shower Niches 400 x 600mm.
- **400mm splashback** above laundry bench and washing machine.
- Kitchen splashback between benchtop & overhead cupboards.
- All gold and silver tile ranges included at Beaumont Tiles (up to 450x450 in size).
- Allowance up to \$33/m².

RAINWATER TANK

- 2000ltr Slimline with pump connected to 2 toilets and 1 external tap (NSW only).
- 3 External taps on house plus one on front meter.

CONCRETING

- Concrete floor to Garage/Carport, Veranda, Alfresco, Porch and a 60m² driveway allowance.

MAINTENANCE

- Maintenance, 3- month maintenance check after handover by our Award-winning trade base.
- A unique after sales care and maintenance service to make sure everything is running smoothly.

WARRANTIES

- Up to 10 year building warranty (State specific).
- All Kitchen & Bathroom Fittings receive up to a 10 year warranty.
- Baumatic appliance's receive a 5 years.

EXCLUSIONS

Our Price does not include:

- **Planning Permit fees (VIC)**
- **Feature tiling**
- **Fencing**
- **Paths**
- **Letterbox**
- **Landscaping**
- **Retaining Walls**
- **Front Security door**
- **All excavated materials shall be stockpiled on site unless otherwise specified. Any cost associated with the removal of excavated materials from the site shall be the responsibility of the owner.**
- **Additional cost may incur in order to meet Bushfire & Energy Rating requirements VIC & NSW.**

These inclusions are true and correct as of October 2018, however, a builder has the rights to change without notice.