

CONNECTIONS

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

SLAB

- Waffle pod concrete 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 bricks to an allowance of \$720 per 1000.
- Colorbond roof gutter and fascia, sisalation paper and 80mm PVC downpipes painted in any colour to suit the design details and colour scheme.
- 450mm eaves to protect your home from the elements (design specific).
- Brick veneer garage.

WINDOWS

- Powder coated aluminium sliding windows with locks and fly screens in a wide range of colours & Flydoor screens to sliding doors.
- Obscure glazed windows to WC, Bathroom & Ensuite.

INSULATION

- Sisalation paper and R4.0 Batts to Ceiling.
- Sisalation paper and R2.0 to walls.

CONCRETING

- Concrete floors to carports, garages, verandas, alfresco and porches.
- 60m² of plain coloured concrete driveway

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.
- 1 TV point in each living area.
- 1 telephone point.
- Direct wired smoke detectors protecting all sleeping areas.
- Batten lights throughout.
- Outdoor waterproof double powerpoint in Alfresco area (design specific).
- TV Antenna.
- NBN Connection (if available in area).
- 2 LED Batten tubes.

HEATING & COOLING

- Bonaire ducted gas central heating min 3 Star rated to all homes.
- Bonaire evaporative ducted cooling to all homes or equivalent.

INTERNAL LININGS

- 10mm Plasterboard to walls and ceilings.
- Villa board to wet areas.
- 2400mm high ceilings.
- 75mm Cove cornice.

SKIRTS & ARCH'S

- 42x 67 x18 mm MDF architraves and skirting in a variety of profiles.

DOORS

- Hume front door from the Vaucluse Range
- Duracoat personal access doors (design specific).
- Hume flush panel internal doors (non-glazed).
- Sliding doors to all robes with any combination of mirrors or Polytec design panels.

DOOR FURNITURE

- Gainsborough entry set in a Governor or Ambassador style.
- Selection of Gainsborough levers to all internal doors.

ROBES

- WIR include one Melamine Shelf Tower and hanging rail under top melamine shelf.
- Bedrooms-One shelf Tower top melamine shelf and hanging rail.
- Linen & pantry-4 rows of melamine shelves as per plan.

PAINTING

- Ceilings, wall and doors painted with Watty products: **3-coat system.**
- All external work painted in Watty Solaguard low sheen.
- Gloss or sheen finish to internal doors and trims.

KITCHEN

- Laminate overhead and under- bench cabinets, pantry cabinet and laminated post formed benchtops (design specific).
- IAG 600mm gas hot plate - ICD6SG4.
- IAG 600mm Electric Oven - IA05.
- IAG 600mm Slide out rangehood - RS6S.
- IAG Dishwasher - BBM14S.
- Base MK3 1 & 3/4 bowl sink with Base MK2 Sink mixer.
- Locally designed and made cabinetry by Flair Cabinets.
- Polytec Laminex, Wilsonart, Formica and Arborite range of design door and drawer panels and postformed benchtops.
- Hettich Soft closing cabinet doors and drawers throughout.
- 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.
- 1 set of cutlery drawers.

HOT WATER SYSTEM

- Rheem Solar Hws with 1 panel (VIC only).
- Rheem Instantaneous HWS (NSW only).

PLUMBING

- 2000L with pump connected to 2 toilets and 1 external tap (NSW only).
- 2 external taps to house.

LAUNDRY

- Posh Solus 45 litre insert trough SS with bypass & Posh BristolMixer or Base compact laundry trough (design specific).
- Base MK2 Sink Mixer.
- Polytec Laminex, Wilsonart, Formica and Arborite range of design door panels and post formed benchtops.
- Hettich soft closing cabinet doors and drawers. A variety of handle options.
- Reece plumbing, products and accessories used throughout with market leading warranties and after sales customer care service.
- Laminate under- bench cabinets and laminated post formed benchtop in moisture resistant finish.

BATHROOMS

- Laminate cabinets and laminated post formed benchtops in moisture resistant finish.
- Shower screens with clear glass & pivot doors.
- Mirrors with polished edges over vanities.
- (Reece)Base Acrylic Bath 1650mm in tiled hob.
- Posh Bristol Bath set.
- (Reece) Base Shower Set Rail and Mixer.
- (Reece) Base Vanity Basin with Base Mixer.
- Posh Solus Concorde Toilet Suite.
- Base accessories.
- Polytec Laminex, Wilsonart, Formica and Arborite range of design door panels and post formed benchtops.
- Hettich Soft closing cabinet doors.
- Great selection of handles.
- Reece plumbing, bathroom products and accessories used throughout with market leading warranties and after sales customer care service.

CLOTHESLINE

- Mono wall mounted clothesline in a choice of colours.

FLOOR COVERINGS

- A selection of latest designer vinyl planks or laminate flooring (excludes wet areas).
- A range of carpet choices to bedrooms WIR robes and lounge area (design specific).

TILING

- Floors in bathroom, ensuite and laundry
- Bathrooms and ensuites tiled floor with skirting tile on all walls and 2m high in showers.
- 400mm splash back above laundry trough and washing machine.
- Tiled splashback to kitchen.
- Tiled shower bases.
- Allowance up to \$19/m².
- All Silver tile ranges included at Beaumont Tiles.

MAINTENANCE

- Maintenance, 3- month maintenance check after handover by our Award-winning trade base.

EXCLUSIONS

Our price does not include:

- **Planning application cost.**
- **Decorative light fittings.**
- **Feature tiles.**
- **Fencing.**
- **Paths.**
- **Letterbox.**
- **Landscaping.**
- **Retaining walls.**
- **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.**
- **If fill exceeds 400mm across the building site extra cost for slab and engineering shall be paid by the owner.**
- **Additional costs may be incurred in order to meet Bushfire & Energy Rating requirements VIC & NSW.**

Note: House and land packages or personalised house quotes will contain some of all the above as requested by client. Additional costs may be incurred 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.