

## PRECONSTRUCTION

- Custom Plans drawn for you by our in-house designers.
- Council Building Permits.

## 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

- T2 Termite Treated wall framing with 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 \$940 per 1000.
- Colorbond roof gutter and fascia with 80mm PVC downpipes painted in any colour.
- 450mm 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 single glazed sliding windows with aluminium flyscreens and locks. Made locally.
- 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.

## SKIRTING & ARCHITRAVES

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

## 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 and 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 power point 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 to all homes (Min 4 Star rated)
- Braemar evaporative ducted cooling or equivalent to all homes.

## 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 in Moulded panel or flush range 2040mm.
- Sliding doors to all robes with any combination of mirrors or Polytec design panels.

## DOOR FURNITURE

- Gainsborough Tri-Lock 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 lever styles to all internal doors.

## ROBES

- 2 Melamine shelf towers with chrome hanging rail under top shelf to WIR in Master bed
- One Melamine Shelf Tower with chrome hanging rail under top shelf to bedrooms.
- Linen & Pantry – 4 rows of Melamine shelves as per plan.

## LAUNDRY

- Cabinets made and designed locally at Flair Cabinets
- Choice of the latest Polytec Laminex, Wilsonart, Formica and Arborite design panel ranges and post formed benchtops to choose from.
- Laminate under-bench cabinets and laminated post formed benchtop in moisture resistant finish.
- Hettich soft close cabinet doors and drawers.
- A deep Pull-out wire laundry hamper drawer.
- A wide selection of handle styles.
- Reece plumbing, products and accessories used throughout with market leading warranties and after sales customer care service.
- Posh Solus 45 litre insert trough SS with bypass & Bristol Mixer.
- Wall mounted Hills Supafold Mono clothesline.

## KITCHEN

- Locally designed and made quality cabinetry by Flair Cabinets throughout.
- Choice of the latest Polytec, Laminex, Wilsonart, Formica and Arborite design panel ranges and post formed benchtops to choose from.
- Hettich soft close cabinet doors and drawers throughout.
- A wide selection of handle styles.
- Reece plumbing, products and accessories used throughout with market leading warranties and after sales customer care service.
- Posh Solus MK3 1 & 3/4 bowl sink with Mizu Drift gooseneck or square Sink Mixer.
- Site built pantry.
- Fenesta double slide-out bin.
- Overhead cupboards where applicable.
- Microwave provision.
- 2 sets of pot drawers.
- 1 set of cutlery drawers.
- Westinghouse WVE616SC, 8 function 600mm oven, Stainless Steel.
- Westinghouse WHG958SC 900mm Gas cooktop with wok burner – Stainless steel.
- Electrolux ERI712SA 800mm Integrated Rangehood with LED lights.
- Westinghouse WSF6606XA 600mm Dishwasher.

## FLOOR COVERINGS

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

## PAINTING

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

## BATHROOMS

- Cabinets designed and made locally at Flair Cabinets.
- Choice of the latest Polytec, Laminex, Wilsonart, Formica and Arborite design panel ranges and post formed benchtops to choose from.
- Great selection of handles.
- Hettich soft close doors & drawers.
- Framed clear glass shower screen with pivot door.
- Reece plumbing, bathroom products and accessories used throughout with market leading warranties and after sales customer care service.
- Posh Bristol shower rails to all showers.
- Gen X accessories.
- Posh Domaine Insert soaker Bath 1690 in tiled hob.
- Posh SolusVanity basins 525mmx450mm.
- Mizu Drift MK2 Basin & shower mixers.
- Posh Solus Toilet suite with soft close seat.
- Tiled Shower niches 400x 600mm.
- 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/m<sup>2</sup>.

## RAINWATER TANK

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

## CONCRETING

- Concrete floor to Garage/Carport, Veranda, Alfresco, Porch and a 60m<sup>2</sup> driveway allowance.

## AFTER SALES MAINTENANCE

- A 3- month care and maintenance check after handover by our award-winning trade base.

## WARRANTIES

- Up to 10 -year building warranty (State specific).
- All Kitchen & Bathroom Fittings receive up to 10 year warranty.
- Westinghouse appliances receive a 2 -year warranty.

## 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.