

## 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 concrete slab on M soil.

## TERMITE TREATMENT

- T2 treated frame with 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 \$869per 1000.
- Colorbond roof gutter and fascia and 80mm PVC downpipes painted in any colour.
- Sisalation paper.
- 450mm eaves to protect your home from the elements (design specific).
- Brick veneer garage.

## WINDOWS

- Locally made powder coated aluminium sliding windows with locks and fly screens in Colorbond 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.
- 60m<sup>2</sup> of concrete driveway.

## ELECTRICAL

- 2 double power points to bedrooms and study.
- 3 double power points to master bedroom and living areas.
- 1 TV point in each living area.
- 1 telephone point.
- Direct wired smoke detectors protecting all sleeping areas.
- Batten lights throughout.
- Waterproofed double power point in Alfresco area (design specific).
- TV Antenna.
- NBN Connection (if available in area).
- 2 LED Batten tubes to garage.

## HEATING & COOLING

- Ducted gas central heating system to all homes (min 3 star rated).
- Evaporative ducted cooling system or equivalent to all homes.

## INTERNAL LININGS

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

## SKIRTS & ARCH'S

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

## DOORS

- Hume front door in Vaucluse style range.
- Hume internal doors in flush style range 2040mm.
- Duracoat external doors (design specific).
- Roller door to rear (where applicable).

## GARAGE DOORS

- B&D Panelift door in selection of styles and colours to front with a motor and multiple remote controls.

## DOOR FURNITURE

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

## ROBES

- One Melamine shelf tower with hanging rail under the long top shelf to WIR and bedrooms.
- 4 rows of melamine shelves to linen and pantry (plan specific).

## PAINTING

- Ceilings, wall and doors painted with Watty products: 3-coat system.
- All external work painted in Watty Solagard low sheen.
- Choice of gloss or sheen finish to internal doors and trims.

## 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.
- Laminate overhead and under- bench cabinets with a tall pantry cabinet (design specific).
- 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.
- Westinghouse WHG645SB 600mm gas cooktop - stainless steel.
- Westinghouse WVE616SC 600mm Oven.
- Westinghouse WRR604SB 600mm Slide - out rangehood - stainless steel.
- Westinghouse WSF6606XA Dishwasher – stainless steel.
- Reece Base MK3 1 & 3/4 bowl sink with Base MK2 Sink mixer.
- Microwave provision.
- 1 set of cutlery drawers.

## PLUMBING

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

## LAUNDRY

- 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.
- Laminate under- bench cabinets and laminated post formed benchtop in moisture resistant finish.
- 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 45 litre insert trough SS with bypass & Posh Bristol Mixer or Base compact laundry trough (design specific).
- Hills Supafold Mono wall mounted clothesline.

## BATHROOMS

- 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.
- Shower screens with clear glass & pivot doors.
- Large Polished edge mirror over vanities.
- (Reece)Base Acrylic Bath 1650mm in tiled hob.
- Posh Bristol Bath outlet with MK2 mixer.
- (Reece) Base Rail Shower and MK2 Mixer.
- (Reece) Base Vanity Basin with MK2 Mixer.

## HOT WATER SYSTEM

- Rheem Solar with evacuated tubes (VIC).
- Rheem Instantaneous HWS (NSW only).

## FLOOR COVERINGS

- A large selection of latest designer vinyl planks (40 colours) or laminate flooring options (21 colours) to choose from (excludes wet areas).
- A selection of 4 full ranges of carpets to choose from to bedrooms WIR robes and lounge area (design specific).

## TILING

- Floors in bathroom, ensuite and laundry.
- Tiled floor with skirting tile and 2m up in showers to ensuite and bathroom.
- 400mm splash back above laundry trough and washing machine.
- Tiled splash back to kitchen.
- Tiled shower bases.
- Allowance up to \$19/m<sup>2</sup>.
- All builders tile ranges in green included at Beaumont Tiles.

## AFTER SALES MAINTENANCE

- A 3- month care and 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.**
- **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.