

### **Pre-Construction**

Soil Report & Feature Survey.  
Property Services Information.  
Bushfire Attack Report.  
7 Star Energy Report.  
Building Permit.  
Statutory Warranty Insurance.  
90 Day maintenance.  
Professional Colour Consultation.  
Wind Rating Report.  
10 Year Structural Guarantee.

### **Site Works & Connections**

Earthworks based on a 5-metre setback on a maximum site of 512sqm with up to 300mm of fall & 300mm fill over the land.

Engineer designed "H1 class" Waffle slab:

- 385mm overall height
- 300mm wide perimeter beams
- 3-L11 Trench mesh
- 110 wide internal ribs with 1No. N12 bar
- SL82 Top mesh.
- 20mpa concrete.

Water connection to an existing dry tapping point within the building site.

Connections to standard sewer and storm water points within the building site at a depth of up to 1.5m on a maximum site size of 512sqm.

Single Phase underground electricity connection to an existing dedicated pit within 10m of the meter box and gas connection where available.

*Electricity, Gas, Water (PIC) and telephone consumer account opening fees are excluded.*

*Excludes rock blasting, Bushfire protection measures and telephone conduits.*

### **Council and OH&S**

Crossover protection.  
Council Bins.  
Front Silt Barrier.  
Fall Protection.  
Site Toilet.  
Temporary Fencing.  
*Council Specific* Termite Protection.

### **Energy Efficiency**

Ceiling Batts to achieve 7 Star Energy Rating - *excluding garage, porch, and alfresco ceilings.*

Wall Batts to External House walls including garage & house common wall to achieve 7 Star Energy Rating.

Foil wrap to External walls including garage & house common wall.

Self-sealing exhaust fans to Showers and WCs' with draft stoppers.

Hot Water Service as per 7 Star Energy Rating.

Solar Roof Panels as per 7 Star Energy Rating.

Double Glazing to achieve 7 Star Energy Rating.

### **Structural**

2590mm Ceiling Height with 90mm MGP-10 Timber Frames to ground floor.

22.5° roof pitch to house and garage with MGP-10 roof trusses.

Integrated Garages: Brick Veneer or Rendered Hebel to Single Storey homes.

Rendered lightweight infill or Hebel over Garage Door opening unless otherwise stated on plan.

Undercover Alfresco area lined with Painted Plaster Ceilings and Concrete floor as part of slab - *Design Specific.*

## **External Features**

Choice of bricks from builders' category 1 range with natural grey mortar and rolled joints or rendered Hebel.

Choice of façades from builders' standard range, including porch, render features, brick, lightweight rendered infills or Hebel - *Façade Specific*.

Selection of concrete roof tiles from builders category 1 range.

ColorBond fascia, gutters and downpipes from builders category 1 range.

Lightweight painted infills over doors and windows to side and rear of dwelling.

2 garden taps: 1 at meter location and 1 attached to dwelling.

450mm eaves to façade with 1 metre return to one side - *Design Specific*.

## **Cornices, Skirting & Architraves.**

75mm Cove Cornice to House and Garage.

67 x 12mm Square Edge MDF Skirting boards with painted finish.

67 x 12mm Square Edge MDF Architraves with painted finish.

## **Internal & External Paint**

2 Coat Professional Interior Matt paint to all internal walls.

2 Coat Professional Ceiling Flat paint to ceilings.

Professional Super Enamel Semi-Gloss paint to all interior skirting, architraves and doors.

Weather shield Matt to external painted surfaces.

## **External Windows / Doors & Door Furniture**

Designer aluminium powder-coated awning windows to façade.

Sliding windows to remainder, side and rear of dwelling.

Designer Aluminium powder-coated improved sliding door to Alfresco - *Design Specific*.

Keyed window locks to all openable windows.

Feature Front Entry door 2040 x 920mm with clear glazing and painted finish - *Design Specific*.

Terrace Entrance Knob Lockset to front door, external garage door and laundry door - *Design Specific*.

External Laundry Door 2040 x 820mm WIN21 with clear glazing and painted finish or designer aluminium powder coated sliding door - *Design Specific*.

External Garage Door 2040 x 820mm tempered hardboard flush panel - *Design Specific*.

Sectional ColorBond Garage Door - Choice of colours from builders standard range.

## **Internal Doors & Door Furniture**

Designer Lever set on round rosette to internal hinged passage doors.

Privacy locks to WC, bathroom and ensuite.

Chrome knob to robe and linen cupboards.

2040mm high hinged flush panel doors with painted finish.

2040mm high hinged flush panel doors to all robes and linen. cupboards with painted finish.

Chrome hinges, latches, and striker plates throughout home.

White cushion door stops.

Terrace entrance knob lockset to internal garage door.

### **Kitchen**

Designer Kitchen with 20mm reconstituted stone benchtop.

Square edge laminated doors with choice from builders category 1 range of colours.

Subway style tiled splashback to appliance bench only.

Overhead cupboards with plaster bulkhead finish.

Fully modular cabinets with one bank of cutlery drawers.

Dishwasher provision with cold water connection and single power point.

Pantry with 4 fixed white melamine shelves.

Choice of Designer cabinetry handles from Builders Category 1 Range.

Designer double bowl stainless steel sink with side drainer.

Designer Kitchen chrome mixer tap.

### **Laundry**

42 litre stainless steel trough and steel cabinet.

Chrome mixer tap and washing machine stops.

Linen cupboard with 4 rows of melamine shelving and broom cupboard with single melamine shelf - design specific.

### **Wall Coverings**

Ceramic floor tiles from category 1 range to Ensuite, Laundry, WC, Bathroom and Powder - *Design specific.*

Ceramic wall tiles from category 1 to Kitchen, Bathroom, Ensuite, Powder and Laundry as per Australian standards - Design specific.

Tiled skirting to wet areas.

### **Kitchen Appliances**

600mm Technika Stainless Steel under-bench Oven from builders category 1 range.

600mm Technika Gas Cooktop from builders category 1 range.

600mm Technika Undermount Extractor Rangehood from builders category 1 range.

600mm Technika Stainless Steel Canopy Rangehood from builders category 1 range.  
*Single Storey homes vented through the external wall.*

### **Electrical**

Double power points throughout home - *single to dishwasher & fridge spaces.*

LED Downlights throughout - *batten light to garage.*

External flood light to Laundry external door.

2 TV points with 5m of coaxial cable left in ceiling for future antenna connection by client - *if required.*

Pre-wired & wall plated single data points to bed 1 and main living.

Remote control with two hand-held transmitters and one wall mount transmitter.

Hardwired smoke detectors with battery backup.

RCD safety switch and circuit breaker to meter box.

### **Floor Coverings**

Timber look laminate 8mm flooring to Entry, Kitchen, Meals, Family and Rear Hallway from builders standard range.

Carpet to bedrooms and secondary living and storage areas from builders standard range.

## Developments

### **Ensuite, Bathroom & Powder.**

Designer semi-inset vitreous china basin with chrome waste outlet from category 1 range.

Designer laminated vanity unit with 33mm laminated edge benchtop.

Polished edge mirrors to width of vanity.

Designer semi framed 2000mm high shower screen with pivot door.

Semi-recessed tiled shower base with chrome waste outlet.

Feature designer acrylic bath.

Designer single towel rail to ensuite & bathroom.

Towel ring to Powder - *If applicable.*

Designer closed couple vitreous china dual flush toilet suite with soft-close seat.

Designer toilet roll holders.

Designer chrome basin mixer tap from category 1 range.

Designer chrome shower rail and rose from category 1 range.

Designer chrome shower mixer tap from category 1 range.

Designer chrome bath mixer tap from category 1 range.

Designer chrome bath spout from category 1 range.

### **Heating**

Gas Ducted Heating Unit installed in roof space with digital thermostat hard wired to wall, ducted to living areas and bedrooms throughout - *excludes wet areas.*

Total number of points and unit size are determined by supplier for maximum efficiency.

