

## FOUNDATIONS/FALL OF LAND<sup>1</sup>

- Fixed price site costs (up to and including H1 slab) void form height 300mm, overall slab depth 385mm.

## SERVICES<sup>2</sup>

- Underground power (up to 12m).
- Underground run, certificate, inspection, safety switch test, slab earth rod taped into meter box.
- Water connection (dry tap connection on same side of street). Standard 6m.
- Gas connection (up to 20m). Included upgraded gas line to 25mm.
- Sewer & stormwater connection. Drainers standard rate Sewer & Stormwater SGL/DBL.
- Termite protection. Part A (slab penetrations) & Part B (Perimeter barrier protection).

## ROOF

- Cement tile selection from Builder's standard Category 1 range (CSR).

## WINDOWS

- Powder coated aluminium frames to front elevation (based on selected façade).
- Powder coated aluminium frames to remaining elevations. A&L Windows.

## FRAMING

- Pine framing to walls and roof as per engineer's requirements.
- 2,590mm High Ceiling height Ground Floor Double Storey.
- 2,440mm High Ceiling height First Floor Double Storey.

## KITCHEN

- Postformed laminate benchtop selection from Builder's standard category 1 range.
- Laminate cabinet and cabinet doors selection from Builder's standard category 1 range.
- Melamine shelving to cabinets.
- Stegbar melamine shelving (as per plan dimensions).
- Four melamine shelves with hinged only doors to Pantry (house specific).
- Technika Bellissimo 600mm stainless steel Oven.
- Technika Bellissimo 600mm gas stainless steel Cooktop.
- Technika Bellissimo 900mm stainless steel canopy Rangehood. Single storey homes ducted to roof space and double storey homes vented through the external wall.

## ENSUITE/BATHROOM

- Semi-frameless shower screen with pivot door & Polymarble shower base.
- Shower on Rail Posh Base Chrome.
- Base vanity hand basins to Ensuite & Bathroom.

- Provide Posh Base MK2 Basin Mixer.
- Fully laminated shadow-line style vanity units with melamine interior and square edged vanity tops.
- Mizu Bloc 1500mm acrylic bath (house specific).
- Mizu Drift Basin Outlet Straight 280mm.
- Polished edge mirrors to full width of vanity.
- Posh Base in chrome finish to showers, bath & laundry trough.

## POWDER ROOM (PRODUCT SPECIFIC)

- Posh Dominique Basin RH / LH to Powder Room where applicable (house specific).
- Posh Base MK2 Basin Mixer.

## DOORS

- Primed timber Corinthian Urban door with feature panel/s to Front Entry (PURB2 - 2,040mm high or PURB101 - 2,040mm high), Including Lockwood Symmetry Manor Series entrance set.
- Flush panel (2,040mm high) internal doors throughout.
- Lockwood Velocity Glide L1, 2, 3, 4 levers to internal doors (Lockwood Velocity Sphere K2 to Robes).
- Flush panel (2,040mm high) internal access door (house specific), including Lockwood Symmetry Manor Series entrance set.
- Doors to walk in Linens and Robes will be hinged and latched (design specific).
- Door stops to all opening doors where applicable.
- Robes include white melamine shelf with chrome hanging rod.
- Linen includes four melamine shelves.
- Doors include chrome hinges, latches and striker plates throughout the house.

## LAUNDRY

- Posh Base 45ltr trough and cabinet with by-pass.
- Posh Bristol Mk2 Sink Mixer Chrome.
- Arco washing machine stops in chrome finish to Laundry.

## W.C

- American Heron China close coupled suites.

## HEATING & COOLING PROVISION

- Gas ducted heating to living areas and bedrooms (refer to detailed drawings for locations).
- Gas ducted heating unit and manual thermostat.

## SOLAR HOT WATER

- Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with Rinnai Infinity 26 continuous flow natural gas booster.

## BUILD WITH CONFIDENCE

**ELECTRICAL**

- Safety switch.
- Hard wired smoke detectors.
- Double Powerpoints throughout house.
- Exhaust fans with light to internal bathrooms and W.Cs only.
- Self sealing exhaust fans to bathrooms and W.Cs without direct ventilation to outside air only.
- Batten holders throughout house.
- Single batten holder to Portico ceiling.
- Single LED flood light to external wall outside laundry.
- 1No. TV point.

**PAINT**

- Wattyl Sunfast Low Sheen to external woodwork.
- Wattyl Easyflow Gloss to internal woodwork and doors.
- Wattyl Supercover White to ceilings.
- 2 coat paint system of Wattyl Low Sheen Washable Velvet to internal walls.

**TILES<sup>3</sup>**

- Selection from Builder's standard category 1 range.
- Floor and wall tiles to Ensuite, Bathroom and Laundry (refer to detailed drawings for extent of tiled areas).
- Floor tiles only to W.C (Powder Room where applicable) and wall tiles only to Kitchen splashback.
- 100mm tiled skirting to wet areas.

**PLUMBING**

- Concealed plumbing.

**INSULATION**

- R2.5 insulation batts to ceiling & sisalation to external walls (excludes Garage and Alfresco).
- Energy rating compliance.

**ENTRY FRAME**

- Timber - No transom Bars to Front Entry Sidelights (Sidelights where applicable).

**GARAGE**

- Lock up garage with Colorbond roller door.
- Fibre Cement infill above garage opening.
- External weatherproof flush panel door frame (house specific).

**EXTRA FEATURES**

- 75mm cove cornice throughout house.
- 67mm decorative skirting and 67mm architraves.

**STAIRCASE**

- Cover grade treads, risers and paint grade closed stringer, Cover grade bullnose tread, balustrade.
- Paint grade 110mm square newel post (plain profile) with cap.
- Stain grade 80mm x 42mm handrail and paint grade 87mm x 32mm bottom rail.
- Paint grade 42mm square balusters (plain profile).
- Paint grade 110mm x 32mm pencil round void plate.
- Note: Includes balustrade to first floor void area and framed under stairs.
- Raked under top flight, all dimensions are approximate and house specific.

**EXTERNAL**

- Coloured concrete driveway.
- Letterbox.
- Timber fencing to side and rear boundaries.
- Front yard landscaping.

Important: A credit does not apply where the design constraints of your home do not allow for the listed inclusion.

1. Compaction of the soil if required by the structural engineer is not included. 2. Service costs based on a building lot of up to 400sqm and the required building setback. 12m of under ground electrical services have been allowed for fixed price package. 3. Skirting tiles are Category 1 and the same tile as the floor. Areas included are Laundry, Bathrooms, Ensuites, Powder Room and WCs.