

Kitchen Appliances

Oven: 600mm Technika stainless steel fan forced oven

Hot Plate: Technika 600mm stainless steel gas cook top

Range hood: 600mm Technika stainless steel canopy range hood (where drawn)

Dishwasher: Stainless steel dishwasher (where drawn and costed)

Sink: Clark Monaco 1200mm 1¾ bowl stainless steel sink

Tap: Caroma Acqua mixer in chrome

Cabinetry

Cupboards: Laminated fully lined 16mm high moisture resistant (HMR) melamine from builder standard range

Overhead Cupboards: Laminated fully lined 16mm high moisture resistant (HMR) melamine from builder standard range (where drawn)

Doors/Drawers: 16mm pre-finished colour board, finished with matching ABS edge on Medium Density Fiberboard (MDF) or high moisture resistant (HMR) in standard laminate from builders standard range

Kitchen Bench Top: High moisture resistant (HMR) laminate with 33mm post formed or 33mm square edge fascia from builders standard range

Vanity Bench Top: High moisture resistant (HMR) laminate with 33mm post formed or 33mm square edge fascia from builders standard range

Handles: Selected from builders standard range

Bathroom & Ensuite

Basins: Stylus Minuet vitreous china vanity basins

Mirrors: Framed powder coated mirrors full length of the vanity

Bath: Stylus Maxton 1525mm acrylic bath (where drawn)

Shower Screens: Powder coated clear glazed framed panel with rod

Taps: Irwell Tasman or Stylus elegance

Toilet Suite: Caroma Cosmo smart flush with acrylic seat and cistern

Accessories: Caroma Cosmo 600mm single towel rail and toilet roll holders in chrome finish.

Exhaust Fans: Fan light heater combo to the Ensuite

Laundry

Trough: 45 litre tub and acrylic cabinet with washing machine bypass

Taps: Irwell Tasman or Stylus Elegance

Ceramic Tiling

Wall Tiles: Wall tiles to, bathroom, ensuite, kitchen and laundry (where drawn) Tile selection from builders pre determined tile suppliers. (Allowance for supply is \$40per m2 Inc GST)

Floor Tiles: Floor tiles to ensuite, bathroom, laundry, WC (or where drawn) tile selection from builders pre determined tile suppliers. (Allowance for supply is \$40per m2 Inc GST)

Main Floor Tiles: Ventura Executive floor tiling package (where drawn and costed)

Painting

Timberwork: Gloss enamel to internal doors, jams & mouldings.

Ceilings: Flat acrylic to ceilings

Internal Walls: 2 coats of washable low sheen acrylic with 1 coat of sealer to internal walls (where costed)

Entry Door: Gloss enamel to front entry door.

Fascia and guttering: Semi gloss painted fascia, guttering and downpipes

Colours: Colours selected as per Taubmans range

External Features

Brickwork: Clay bricks from builders standard range.

Mortar Joints: Cream colour rolled joints

Front Elevation: As per working drawings. Sand finished painted render to selected areas as per plan. (where drawn)

Aluminium Windows & Doors: Quality aluminium windows and

doors with steel bolt window locks with key locking in vented position and vent lock to sliding doors

Flyscreens: Flyscreens installed to all openable windows and sliding doors

Entry Frame: Single rebated timber frame

Front Entry Door: Estate collection series

Door Furniture Ext: Gainsborough Traditional Trilock from builder standard colour range

Door seal: Door seal and weather seal to all external hinged doors.

Driveway: Paved 6m driveway and as indicated on plans from builders standard range (where drawn and costed)

Garage

External Walls: Clay bricks from builders standard range.

Garage Door: Remote sectional door with 2 controllers from builders standard range (where drawn)

Pedestrian Door: Weatherproof flush panel with metal frame including Gainsborough Terrace door furniture with a Gainsborough 850 double cylinder deadbolt from builder standard colour range (where drawn)

External Plumbing

Taps: 2 No. external taps (1 to front and 1 to the rear as drawn)

Roofing

Pitch: Roof pitch 25 degrees or as indicated on plans

Material: Harmony or Colorbond from builders standard range

Insulation

Ceiling: R3.0 batts to ceiling of roof space only



Internal Features

Doors: Flush panel 2040mm high, either hinged or sliding as per plan.

Door Furniture: Gainsborough Elena levers to all rooms with privacy locks to bathroom, ensuite, W/C and master bed

Door stops: Plastic door stops to hinged doors.

Door Seals: Door seal to nominated internal doors.

Plaster

Plaster work: 10mm plasterboard to ceiling with 75mm cove cornice internally and 55mm cove cornice externally, hard wall plaster to all internal walls with corner beads to trafficable areas.

Ceilings

Height: 28c high 2.4m (nominal) height throughout. (unless otherwise noted)

Electrical

Internal lights: Single 240V bayonet light point per room throughout as per standard electrical layout (supply/install light globes to all light fittings in the home).

External Lights: Single 240V bayonet light point to external doorways with a Weather proof security sensor light

Power points: Double power points throughout excluding dishwasher and garage door.

TV points: One point to family including 5m of coaxial cable to roof space

TV antenna: Digital ready TV antenna supplied and installed (standard installation only where costed and drawn)

Telephone point: One pre-wired telephone points to kitchen with wall plate as per working drawings including underground draw wire with ability to connect to supply pit.

Switch Plates: Chrome wall mounted switches.

Smoke Detectors: Hardwired with battery backup

Safety Switches: RCD safety switches and circuit breakers to meter box.

Hot Water System

Hot Water System: 135Litre storage hot water unit

Gas

Gas Point: 1 gas Negus point to the family

Fencing

Fencing: Fencing 1800mm high to all sides and one gate. ½ share only. (where drawn and costed conditions apply)

Security Pack

Alarm System: Alarm system as per Ventura basic alarm package unmonitored including 4 of motion sensors, siren kit, reed switches, front entry control panel and single power point to bed 1 WIR (where drawn and costed)

Storage

Shelving Walk in Robe: One melamine shelf with hanging rails.

Shelving Robes: One melamine shelf with hanging rail.

Pantry/Linen: Four white melamine shelves.

Clothesline

Clothesline: Foldaway clothesline to be installed to rear of property standard installation only (where drawn and costed)

Letterbox

Letterbox: Formstone Letterbox with brass numbers to be installed at the front of the property (where drawn and costed)

Carpet

Carpet: Carpet to all areas not tiled. Selection from builders standard range with foam underlay (where drawn and costed)

Blinds

Blinds: Vertical blinds to be installed to all windows excluding the ensuite, bathroom and W.C. from builders standard range (where drawn and costed)

Landscaping

Landscaping: Auto reticulation to lawns and garden beds, Wintergreen lawn compacted and fertilized, 1 of 30/45L feature tree, 2 of large plants, 43 of small plants, mulch to all

gardens beds and down the dead sides of the house (where drawn and costed)

Service Connections

Water: 6m water connection allowance

Gas: 20m gas connection allowance

Sewer : 10m allowance past last connection point

Underground Power: No allowance to be priced on a job by job basis

Stormwater: No allowance to be costed on a job by job basis

Note: above allowances Do not include consumer account opening fees

Other Inclusions

Termite Treatment: Termite spray system

Maintenance: 6 month maintenance period

Warranty: 10 year structural warranty

Engineers Details: Engineered designed concrete footings and slab

Contract: HIA lump sum fixed price contract

Repeg: Full site Repeg

Fees: Shire building fees included

Insurance: Housing indemnity Insurance included

Plans: Cost of the plans and drawings included in the price

Consultant: Professional consultant to assist you with your house, land and finance enquires

Site Inspection: Obligation free site inspection

Note: Conditions apply builder reserves right to substitute other materials than those specified to suit availability and supply to comply with the building program