





Inclusions

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- + Roofing
- + Doors
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- + Flooring
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- + Plumbing
- + Bathroom & Ensuite
- + Kitchen
- + Laundry
- + Painting
- + Gyprock & Cornice
- + Waterproofing
- + Standard BASIX
- + Completion

Pre-Construction

- + Site preparation and levelling including machine hire for cut and for concrete slab as designed by the engineer on ground construction
- + Concrete pump hire for concrete slab – as per engineers requirement
- + An engineered design waffle pod slab (H1 design)
- + Under slab Piering and pump hire up to 60 linear metres. Piering excess of 60 linear metres would be charged at \$85.00 Plus GST per linear metre
- + Remove excess Soil from Excavation and Underground Services – up to 4 loads only. Any extra excess soil removed will be charged at \$500 Per load + GST
- + No allowance has been made for Drop edge beams. If required, then charged at \$300 per linear metre plus GST
- + Sewer connection to a sewer junction inside the block of land
- + Water, Gas, and electricity connections to front of the house boundary within 8 meters from existing services
- + Stormwater connection to street or easement within 8 meters of property boundaries

Site Costs

- + Construction insurance including Public liability insurance
- + Preparation of tender and building contracts
- + Home owners warranty insurance
- + Long service levy
- + Sydney water Tap in fee and water service coordinator fee (if required)
- + Fence & toilet during construction of the house
- + Peg out survey for house set out
- + Sediment control to the site where required



Building

- + Ceiling height 2.7m
- + T2 treated Frames and trusses as per Australian standard
- + Provide 450mm wide eaves to the perimeter of house
- + Brick to be selected from builder's standard range. Please see catalogue for more details
- + Provide termite protection to the perimeter of the slab and approved collars to the internal pipes
- + Split roof façade with rendering and painting to façade only

Windows

- + Powder coated Aluminium windows with clear glass and standard glazing
- + One sliding door with clear glass, standard glazing, and height up to 2360mm
- + Up to 2 x standard size awning windows - front area only
- + Aluminium frame fly screens to all openable windows and sliding door
- + Window frame Colour to be selected from standard range



Roofing

- + Colorbond roof with anticon blanket under roofing area. Colour to be selected from standard colour range
- + 1 supa vent in roof
- + Colourbond fascia and gutter as per the plan

Doors

- + Entrance door to be selected from builder's standard range. Please see catalogue for more in-formation
- + Internal doors to be selected from b builder's standard range. Please see catalogue for more in-formation
- + All doors are with height of 2360mm
- + Brushed stainless steel door locks and door stoppers
- + Gainsborough Trilock front entry door hardware

Air-conditioning

- + Daikin 12.5 KM 2 Zone ducted air-condition with an allowance of up to 7 outlets



Electrical

- + 10 watts LED Down lights - up to 50 downlights as per electrical plan. Extra down light charged at \$90 including GST per downlight
- + Supply and Install up to 30 x double power points
- + All power points and switches are slimline except power points for the appliances
- + Supply and install 2 x Telephone points
- + NBN Provisions and 2x data points
- + Supply and install 2 x TV points
- + Supply and install 1 x Digital TV antenna in the roof
- + Supply and install 2 x smoke sensor directly wired with battery backup
- + Earth leakage electrical safety switch in metre box
- + Supply and install video intercom from builder's standard range
- + Supply and install 3 in 1 heat, light and exhaust in bathroom and ensuite
- + Two external power points outside house
- + Three phase electrical connection to the home

Security Alarm

- + Supply and Install Hills brand or Bosch security alarm system
- + 1 x keypad and 4 x sensors



Flooring

- + 600 x 600 porcelain floor tiles to full house flooring except garage area.
- + 300 x 300 wet area floor tiles.
- + 300 x 600 shower area walls tiles.
- + All tiles to be chosen within allowance of \$22 per SQM including GST
- + Tiles splashback above laundry benchtop as per the design.
- + Full height tiling in bathroom and ensuite

Driveway

- + Standard coloured concrete driveway

Skirting & Architraves

- + Gainsborough Trilock front entry door hardware
- + single beveled skirting and architraves throughout the home for a paint finish

Garage door

- + Garage door in a standard colour from the builder's range
- + Remote control garage door opener with 2 handsets



Robes & Linen

- + 1 set of 3 drawers ,1 set of 3 shelving in each Built in Robes and remaining space hanging rods
- + 1 set of 3 drawers ,1 set of 3 shelving in walk in Robes and remaining space hanging rods
- + Framed Mirror double sliding doors to build in robes
- + 1 x standard size linen with 4 four white melamine shelves
- + 1 x BIR per room and 1 X WIR in Master Bedroom

Plumbing

- + 2 x Garden taps - One rain water, one Sydney water
- + 2 x gas point - 1 Cooktop, 1 gas heater
- + 1 x water connection to fridge
- + Hot & cold water points in laundry for washing machine
- + Supply and install 1 x above ground PVC rainwater tanks as per BASIX if required
- + Supply and Install 1 instantaneous hot water system (26l/min) mounted on brick wall with re-cessed kit
- + Standard Round PVC Down Pipes



Bathroom & Ensuite

- + Wall hung polyurethane vanities with 20mm stone benchtop. Benchtop to be selected from builder's standard range.
- + Vanity size up to 1500mm in bathroom with double bowl.
- + Vanity size up to 900mm in ensuite with single bowl.
- + Bowl to be selected from builder's standard range.
- + Frameless polished edge mirror on top of vanities.
- + Semi frameless clear glass shower screens.
- + Chrome finish basin mixers and shower heads to be selected from builder's standard range.
- + Back to wall toilet system from builder's standard range.
- + Square tiled waste covers.
- + Double rail towel holder, toilet roll holder in bathroom and ensuite.
- + Free standing oval shaped bath tub up to 1700mm size to be selected from builder's standard range.

Kitchen

- + Standard size kitchen which includes up to 3 meters of cooktop bench with overhead cup-boards, under bench cupboards. Up to 3 meters island benchtop with under bench cupboards, up to 3 meters sink benchtop with under bench cupboards including fridge space
- + Polyurethane finish kitchen cupboards doors with melamine shelves as per owner's choice of colour
- + Soft close doors with door handles from builder's standard range
- + 2 set of utensil drawers
- + Bulkhead above the overhead cupboard to the underside of the ceiling
- + 1 x Double bowl, stainless steel above mount sink in kitchen within builder's range - no un-dermount
- + Glass splash back as per owner's choice of colour within builders range from dulux colour chart.
- + Pull out Kitchen sink from builder's standard range
- + Vent pipe for range hood and ducted out to the external wall
- + 40MM ceaser stone Bench top within builder's standard range and water fall
- + Walk in Pantry with Melamine shelving
- + Westinghouse appliances - 900MM from builder's standard range

- + Westinghouse microwave with trim kit from builder's standard range
- + \$3000 credit will be given to customer to choose own appliances if westing house is not preferred 1 x single bowl sink and mixer within builder's range

Laundry

- + 1 x single bowl sink and mixer within builder's range
- + 20mm ceaser stone bench top with under bench cupboards up to 1.5 metres long including sink and washing machine space. Benchtop to be selected from builder's standard range
- + No allowance has been made for overhead cupboards in laundry



Painting

- + All painting. - 3 colour coating
- + Allowance of 2 x colours throughout the house .one colour for ceiling and once colour for walls.
- + Entry door to be stained
- + Colours to be selected from Dulux or Taubman brand
- + Painting to down pipes, meter box and hot water recess kit box

Gyprock and Cornice

- + 10mm cell Plasterboard - Walls and ceilings with Square set finish
- + 6mm Villa board to the wet area walls
- + 600mm x 600mm niches to all the shower recesses
- + 1 standard niche in living area or walkway as customer preferred



Waterproofing

- + Waterproofing to all wet areas as per Australian standard

Completion

- + Internal and External house clean
- + Site cleaned
- + 6 years structural Warranty
- + Interim occupancy certificate

Standard BASIX

- + Provide R1.5 wall Insulation to External walls. Not including garages.
- + Provide R3.0 Ceiling Insulation

Exclusions

- + Anything not listed above
- + Rubbish should be removed from site before construction start



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