

VICTORIA

Turnkey Inclusions

Site Works

- Fixed Site Costs
- Class 'H1' concrete slab

Termite

- Part A Termite Treatment to slab penetrations
- Part B Termite Treatment to slab perimeter

Connections

- Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on up to 375m² block with less than 300mm fall & 5.5m setback to garage
- Electricity and telephone consumer account opening fees by Owner
- 2 No. external taps

Structural

- 7 year structural guarantee

Insulation

- R3.5 Glasswool batts to ceiling of roof space only (excludes garage)
- R2.0 Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall between garage and house.

Solar Hot Water Service

- Gas boosted solar hot water including Continuous Flow Booster, 1 No. solar collector and all associated electrical & plumbing connections.

Note: Panel and storage tank positioned at the Builder's discretion.

Ceiling

- 2440mm (overall plates) ceiling height

Roofing

- Builder's Range Concrete colour on roof tile
- Coloured metal fascia & gutter

Garage

- Metal sectional panel lift garage door with remote control unit including 3 No. handsets and cradle
- Weatherproof hinged flush panel access door

Air Conditioning

- Min. 5kw Reverse Cycle Split System unit to Lounge room

Heating (Natural Gas only)

- Gas ducted heating unit in roof space

Alarm

- Security alarm system including 3 No. sensors, Code pad, Internal sreamer, External siren and strobe light with tamper proof switch

Electrical

- Double power points and batten light points as per working drawings
- Safety switches (earth leakage detector)
- Smoke detectors
- Telephone point to Kitchen
- 1 No. TV antenna including 2 No. TV points
- 3 No. external light points outside laundry, rear sliding door & front porch
- Downlights as nominated on electrical plan

Ceramic Tiling

- Builder's Standard Range Wall tiles, Floor Tiles and Skirting Tiles to Bathroom, Ensuite and Laundry as per working drawings

Floor Covering

- Builder's Standard Range Ceramic Tiles to Kitchen, Meals and Hallway, with carpet from Builder's Range to the balance of dwelling as nominated on drawings

Fixing

- 67mm MDF square dressed architraves & 67mm MDF square dressed skirtings
- Flush panel doors
- Lever passage sets and pull handles
- Hinged opening doors to wardrobes (as per working drawings)

Windows & External Doors

- Sliding aluminium windows including window locks
- Entry door facade specific refer drawings
- Lever handle set, single cylinder deadlock & key in knob entry set to garage access door.
- Aluminium Venetian blinds to front elevation windows and Rod Roller blinds to all other windows and sliding doors
- Fly screens to opening windows and fly doors to sliding doors as nominated on drawings

Paint - 2 Coat Application

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceilings (white optional)
- Satin finish to internal woodwork
- Satin finish to front entry and internal doors

Note: Walls, woodwork and ceiling to be one colour throughout (White ceilings optional)

Bathroom & Ensuite

- Fully lined laminated base cabinet with laminate bench (post formed or square edge benchtops) as per working drawings
- Vitreous china above counter hand basins (white)
- Acrylic designer bath (white) set in a tiled podium
- Dual flush vitreous china close coupled toilet suite (white) including skirted pan & enclosed trap
- Polished edge mirrors - above vanity benchtop
- Laminated glass pivot doors & metal frame to Showers, with polymarble base
- Chrome Pin lever mixer tapware Square Style
- Chrome shower rose and wall bath outlet
- Exhaust fans to Bathroom & Ensuite
- Towel rails & toilet roll holder to Bathroom or WC and Ensuite

Cupboards

- Robes with melamine shelf and hanging rail
- Melamine Shelves to Linen and Pantry cupboards

Kitchen

- 600mm Stainless Steel Appliances including: Electric underbench oven, Gas cooktop & Slideout Rangehood
- Fully lined laminated base cupboards with laminate bench (post formed or square edge benchtops) as per working drawings
- 1.5 Bowl stainless Steel sink with waste basket & Chrome Mixer tap
- Dishwasher with single power point & plumbing connection

Laundry

- Feature 45lt trough and cabinet (white) with tapware
- Washing machine taps located within cabinet

External

- Clothesline to location nominated on drawings.
- Feature Letterbox
- Concrete paving to driveway with path to front porch based on 5m setback. Does not include crossover.
- 1920mm high wing fence to both sides of the dwelling including 1No. 900mm wide gate as per drawings
- Perimeter fence as per developers guidelines included

Landscaping

- Landscaping including Seeded Turf, Mulched or Stone Garden beds, plants

Client 1 Signature:.....

Client 2 Signature:.....