

Specifications & Inclusions

PRELIMINARY WORKS

Site survey soil test and site inspections as and when required.
Building permit application and fees applicable.
Drafting of plans.
Temporary fencing and scaffolding during construction as required.
Home owners warranty insurance.
Three month maintenance guarantee.
Community infrastructure levies
Bushfire compliance up to BAL 12.5
Recycled water connection. (if available to the property)

GENERAL SITE WORKS

Earthworks including levelling of construction platform over build area and excavation of rocks where required.
Stormwater and sewer drainage requirements covered to legal point of discharge and the sewer connection point.
Connection to mains power supply including conduit and cabling for underground connection of three phase electricity to meter box and electricity supply charge during construction.
Connection of underground telephone conduit and water supply including metering. (does not include electricity and telephone consumer account opening fees)(connection only to services that are available)

FOUNDATIONS

Foundations built to engineers design and specifications on building allotment.
Term guard termite system where required by relevant authority.

EXTERNAL FEATURES

External cladding as per working drawings.
Front elevations are as per working drawings.
Rendering applied to selected areas as per plan.
As per 7 star requirements, aluminium windows throughout with standard glazing.
All opening windows fitted with aluminium flyscreens and window locks. (keyed alike)
Cement sheet infill's above side and rear elevation windows and doors. (if applicable)
Feature front door entry.
Front Door, Garage Entrance Door, External Door(s) Entrance Lockset. (keyed Alike)
Door seal and weather seals to all external hinged doors.

INSULATION

Insulation to ceiling as per 7 star energy rating report.
Insulation including insulation to external brick walls to meet 7 star energy requirements.

ELECTRICAL

Internal Light Points: LED downlights or similar throughout.
Supply and install light globes to all light fittings in the home.
Double power points throughout dwelling excluding dishwasher and fridge space areas.
White wall mounted switch plates.
Doorbell.
Two TV points.
One TV point leading to main bedroom and secondary point to main living area.
TV antennae: each residence shall include the installation and pre-wired to 2 points.
Two data telecommunications points: one pre-wired telephone point to the kitchen and one point to the master bedroom including draw wire and connection to underground pit.
Hardwired smoke detector(s) with battery back up.
RCD Safety Switches (earth leakage detectors) and circuit breakers to meter box.

ROOFING

Concrete Roof Tiles (as indicated on construction drawings) with colour selection.
Colorbond® fascia and guttering.
Colorbond® downpipes.

SECURITY

- Aluminium flyscreen door to external rear sliding door.

FRAMING

- Timber wall frame throughout and engineered timber roof trusses.

HOT WATER SYSTEM

170L Heat pump to be provided (positioned at builders discretion) Where required by the developer, a gas boosted solar panel will be provided instead

HEATING AND COOLING

- All dwellings will contain reverse cycle ducted split system.

GARAGE - CAR ACCOMMODATION

Double or single lock up garage. (as per plan)
Plaster ceiling.
Structural concrete floor.
Remote control Colorbond® door with two (2) handsets including single power point to garage ceiling.
External walls: as per working drawing.
Pedestrian door (product specific): if shown on plans.
Timber, gloss enamel paint finish to door frame.
Weatherproof flush panel door, low sheen acrylic paint finish and entrance lockset.

INTERNAL FEATURES

Room doors: flush panel, 2040mm high hinged doors with chrome hinges.
Internal lever door furniture in satin chrome finish.
Mouldings:

- » 67 x 18mm MDF skirting.
- » 67 x 18mm architraves.

Holland blinds throughout dwelling.
Door stops to hinged doors.
(where applicable)

PLASTER

- 10mm plasterboard to ceiling and wall.
- 75mm cove cornice to all areas.

PAINT - 2 COAT APPLICATION

Gloss enamel to internal doors, jambs and mouldings.
Flat acrylic paint applied to ceilings.
Washable low sheen acrylic to internal walls.
Gloss to front entry door.
Colours as per exterior and interior colour schedules.

STORAGE

Walk-in robe: one easy clean shelf with hanging rail.
Robes: one easy clean shelf with hanging rail.
Pantry/linen cupboards: four easy clean shelves.

KITCHEN

600mm fan forced electric oven.
600mm cook top.
600mm wide rangehood.
Dishwasher including single power point and capped cold water point.
Stainless steel 1 3/4 bowl sink.
Chrome Kitchen Mixer.
Laminate door and drawers from builders range.
Reconstituted stone benchtops with 20mm square edge.
Melamine interior shelving.
Handles from builders range.

CARPET

- Carpet with underlay to areas not tiled. Selections from builders range.

CERAMIC TILING

Splash back wall tile to kitchen, bathroom, ensuite, and laundry from builders range.
Floor tiles to ensuite, bathroom, laundry, WC, kitchen where shown on plans. Selections from builders range.
100mm high skirting tiles to bathroom, ensuite, WC and laundry.

LAUNDRY

Laundry trough with cabinet and bypass.
Chrome tapware.
Chrome washing machine stops.
Reconstituted stone benchtops with 20mm square edge.

BATHROOM AND ENSUITE

White vanity basins.
Polished edge mirrors.
White bath in tiled podium.
Poly marble shower bases(s). (size as per plan)
Semi-framed shower screens with aluminium frame and clear glazed pivot door.
White toilet suite.
Chrome tapware.
Towel rails and toilet roll holders in chrome finish securely fitted to wall.
Exhaust fans to bathroom and ensuite.
Laminate doors and drawers from builders range.
Reconstituted stone benchtops with 20mm square edge.
Melamine interior shelving.
Handles from builders range.

LANDSCAPING

Front garden with drought resistance plants and feature letter box.
Rear garden with drought resistance plants, lawn area and fold out clothesline.
External water tap to front and rear yard.

FENCING

- Timber paling fence 1.8m high to all boundaries, including wing fence.

PAVING

Coloured concrete driveway, front porch and rear outdoor living area.