

BED 3

BED 2

L'DRY

WM

LINEN

ENS

BATH

WIR

BED 1

DINING

FAMILY

KITCHEN

GARAGE

ENTRY

PORCH

ROBE

ROBE

PANTRY

Preliminary and Site Works

Survey, soil test and site inspections
Building permit application fees (Excludes
Community Infrastructure Levy)

Earthworks including levelling of building
platform, bored piers and rock excavation,
where required*

Stormwater and sewer drainage to legal point of
discharge and sewer connection point
respectively

Connection to mains power supply including
conduit & cabling for underground connection of
single phase

electricity to meter box and electricity supply
charge during construction

Connection of underground gas and water
supply including metering
6-star energy rating

Concrete waffle slab as per engineer's design

Bushfire compliance upgrade (up to BAL 12.5 and
where applicable)

External
Features

Garage door Colorbond® sectional garage door
with auto opener & two handsets and one
transmitter

Hot water Hot water unit in accordance with
estate design guidelines

External light 2 x up/down external lights to
facade

Antenna TV antenna with quad shield coaxial
cable

Exterior
Detailing

Roofing Zincalume® and/or Colorbond® roof

Windows Powdercoated aluminium windows
with keyed alike window locks and keyed locks to
all

external sliding doors

Flyscreen Flyscreens to all opening windows and
sliding doors

Front door Featured front door and timber entry
doorframe

Landscaping
and Fencing

Landscape Garden and plants to the front and
rear. Instant turf to rear yard or as per landscape
design on
drawings

Driveway Concrete driveway, front entry porch &
path to suit covenants and/or guidelines

Fencing 1800mm high timber paling/Colorbond
including wing fence and
gate to suit estate design covenants

Letterbox Pre cast concrete letterbox with colour to
match house

Clothesline Fold out clothesline in rear yard

Water taps 2 x garden taps one located to the front
water meter and one

adjacent the external Laundry door

Heating and
Cooling

Heating Gas ducted heating to all bedrooms and
living areas (Wet areas excluded and design
specific).

Programmable thermostat to ducted heating system

Cooling 1 x Split System (Reverse Cycle) air
conditioning unit to living area only

Peace of Mind Maintenance Three months
maintenance warranty

Warranty period Seven year structural guarantee
Interior

Detailing

Carpet First quality carpet with underlay to non tiled
and non timber laminate areas including

aluminium edge strip to carpet/tiled junctions

Flooring Timber laminate flooring to ground floor
entry, hallway, living areas and kitchen

Ceiling height 2440mm (nominal) ceiling heights to
ground and first floors

Cornices 75mm cove cornice throughout

Paint Quality acrylic paint to all walls and ceilings (3
coats in Living, Hallway and Entry. 2 coats in the
remaining of the house as per industry standard).

Haymes paints (Australian owned)

Door handles Chrome lever internal door handle

Wardrobes Laminate melamine shelf with hanging rail

Vinyl robe sliding doors with chrome trims

Blinds Blockout blinds to all bedrooms and living
areas

Electrical and
Safety

Smoke alarm Hard wired smoke detectors with
battery back-up

Cable points 2 x free to air TV points

Powerpoints Double powerpoints throughout and
external waterproof powerpoint(s) where applicable

Downlights Recessed LED downlight in white non-
metallic polyamide housing with diffuser

Garage light Single batten fluorescent tube

Exhaust fans Where applicable