

STANDARD INCLUSIONS

Planning & General Works

- HIA Building Contract
- All Council & Building fees (excl. waste water fee in Copper Coast Council area)
- 3-month maintenance period
- Soil report, contour plans & engineering

Footings & Foundations

- Footings included to "S" Class classification
- Footings included 300mm x 400mm external and internal beams, 20 MPA concrete, trench mesh, "S" type soil, F72 mesh, based on level site & subject to engineering
- 20 MPA concrete
- Termite treatment collars to slab penetrations

Façade

- 300mm eaves
- Smooth cladding with sisalation
- Brick veneer
- Thermal break system to exterior walls on steel frame construction

Framing

- Ceiling height - 2400mm
- Timber MGPI0 wall & roof frames

Insulation

- Internal ceilings - R6.0
- External walls - R2.0

Painting

- Three coat paint application internally - Watty! Maxi Wash in one colour choice
- Ceilings - 100% flat PVC acrylic paint
- Watty! Gloss Enamel to all skirtings, doors & architraves
- Two coat paint application externally - Watty! Duraguard in one colour choice

Windows

- Dowell powder coated aluminium sliding windows - with lock
- Fly screens to all windows
- Painted prime reveals to all windows
- Obscure glass to bathroom, ensuite & WC

Linings

- Ceiling - 10mm reinforced plasterboard
- Walls - 10mm plasterboard
- Wet area walls - 10mm moisture resistant plasterboard
- 55mm cornice throughout

Roofing

- 22.5 degree roof pitch
- Colorbond coloured corrugated iron roof sheets (screw fixed)
- Colorbond coloured fascias
- Colorbond 125mm OG coloured gutters
- 90mm PVC downpipes

Joinery/Finishes

- EziTrim AS3 primed pine 66 x18mm skirtings & architraves
- Linen cupboard: 5x melamine adjustable shelves & Laminex flat panel doors
- Walk-in robe: single shelf & single hanging rail
- Walk-in pantry: 5x melamine adjustable shelves
- Built-in robe: Sliding vinyl doors with single shelf & single hanging rail

Plumbing

- Rheem 20L instantaneous gas hot water unit
- 2x external taps

Garage (under main roof)

- BnD Automatic Panel Lift Door
- Concrete slab floor

Doors

- Front door: Hume Vacluse range - painted
- External doors: Hume flush panel Hardiboard Duracoat door - painted
- External door furniture: Gainsborough TradePro with single cylinder deadbolt
- Hume Weatherguard exterior door frame
- External sliding doors: Dowell aluminium powder coated door with fly screen
- Internal doors: Hume flush panel door
- Internal door furniture: Gainsborough TradePro
- 65mm white cushioned door stops throughout

STANDARD INCLUSIONS

Electrical

- One mains board with 6 circuit breakers
- Isolation switch to cooktop
- Up to 12 batten lights
- Up to 10 double power points
- Up to 2 single power points
- Up to 2 waterproof single power points
- Smoke detectors as per building code
- Safety switches for power & lights
- One TV point
- NBN provision
- External light point to each external door
- Exhaust fan over each shower

Laundry

- 45L laundry tub with galvanised steel cabinet with overflow & bypass
- Chrome pull-out gooseneck mixer tap
- ¼ turn washing machine taps

Bathroom & Sanitaryware

- 2 door vanity unit with Laminex flat panel doors and Oliveri Dublin semi-inset ceramic basin
- Oliveri chrome tapware & accessories
- 1510mm acrylic inset bath
- Framed shower screen with pivot door
- Oliveri Dublin rimless & soft-close toilet suite
- Tiled shower base
- Mirror to each vanity – full width x 800mm high

Tiling

- Laundry: 600mm above trough
- Kitchen: 600mm above bench or to underside of overhead cupboards
- Bathroom/ensuite: 2000mm in shower, 600mm over bath, 1200mm behind toilet, 1 row above vanity, skirting tile to remainder
- WC: 1200mm behind toilet, skirting tile to remainder
- Brushed chrome tile trim to exposed edges
- Square chrome floor grate

Staircase (double storey only)

- MDF treads & risers
- Pine wall rail

Kitchen

- 900mm high cupboards with Laminex flat panel doors in a Natural finish
- 600mm wide Laminex post formed benchtops in a Natural finish
- 900mm wide Laminex post formed benchtops in a Natural finish to kitchen island
- Soft-close cupboards & drawers
- One bank of 4x drawers with cutlery tray
- Overhead cupboards with bulkhead
- Raymor 1 ¾ bowl stainless steel sink with drain board
- Chrome pull-out gooseneck mixer tap
- Euro 600mm electric cooktop
- Euro 600mm fan-forced oven
- Euro 600mm slide-out rangehood

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