

INCLUSIONS

General Documentation & Fees

Fixed price Contract
Plans & Specifications
Engineers Soil Report & floor slab design
Local Council building & application fees

Siteworks & Footings

Site work to allow for 1000mm fall over area of building platform
Concrete slab: Engineer designed 'M' Class
Sewer connections
10m electrical mains connection
Termite protection - slab penetration and perimeter barrier

Wall & Roof Frame

Pine wall frames treated to T2
Engineered designed trusses
Constructed to N2 wind speed

Ceiling Height & Elevations

Wall height 2400mm
Concrete tiled roof using standard builder's range
Face brick from builder's range with natural mortar joints
Garages include panel lift door from builder's range
Colorbond fascia & gutter from standard builder's range

Electrical & Safety Devices

Electrical light fittings to meet energy efficiency regulations as marked on electrical plan
2 external lights
Safety switch & smoke detectors wired direct to 240v power
Exhaust fans to bathroom & ensuite where applicable

Joinery

Colonial doors internally
68 x 12mm skirting & 42 x 12mm architraves
Corinthian front entry door from builder's range
Door stops throughout
Gainsborough locks internal & external from builder's range
Wardrobe (1 shelf & hanging rails)
linen cupboards (4 melamine shelves)

Windows

Key lockable aluminium windows in standard colours
Key lockable aluminium sliding doors

Insulation

Sisalation wall wrap to full height of external stud walls & under roof tiles
R2.0 insulation to ceilings of living areas
Weather stripping to external doors

Kitchen

Multi-function electric oven, cook top & rangehood from standard builder's range
1 3/4 bowl stainless steel sink
Sink mixer tap from standard builder's range
Quality kitchen cupboards as per plan - laminate bench tops
Provision for dishwasher as marked on plan
Pantry with shelves as marked on plan

Lining & Paint Finish

10mm plasterboard to walls & ceilings
Water resistant plasterboard & fibre cement sheeting to wet areas where applicable
90mm plasterboard cornice
Trade range quality 2 coat paint system in interior from builder's colour range

Ceramic Tiles

Supplied from builder's range
Floor & wall tiles to all wet areas
150mm skirting tile to all wet areas
Tiles laid 600mm above bath
Tiles laid 2000mm high to shower alcove
Splash back tiles above vanities
150mm skirting tile to laundry & WC
Tiled splash back to kitchen where applicable

Bathroom, Ensuite & WC

Fully laminated vanities with square-edged tops
Vitreous china basins from builder's standard range
Laminated clear glass shower screens with pivot door
Bega vitreous china 3.61L flush toilets
Bathroom accessories including towel rails, tap ware & toilet roll holders from standard builder's range
Full width mirrors to vanities 900mm high or as per plan
Acrylic bath 1675mm long - white
Gas hot water

Laundry & External

45 litre stainless steel tub in econo cabinet

Additional Turn Key Inclusions from Builder's Range

TV antenna
2 garden taps
Clothesline & letterbox
Water tank as per legislation
Landscaping and fencing
Security screens to all doors and windows
Floor tiles to living areas (where shown on plans)
Carpet to bedrooms & living (where shown on plans)
Ceiling fans to bedrooms & living room
Dishwasher
Vertical blinds

Special Warranties

Warranties & Guarantees supplied by builder at handover
Caroma products quality assurance
Six (6) months maintenance period
Statutory structural guarantee period