

Standard Inclusions

Preliminaries

Fixed Price Building Contract
Preliminary Site Inspection
Site Contour Survey Plan
Geotechnical Soil Test & Report
Structural Engineered Concrete Floor Slab
Solar Orientation Advice for Energy Efficiency
Drafted Plans & Specifications
BASIX Energy Rating Certificate
Home Owners Warranty Insurance
Comprehensive Building Insurance
Construction & Liability Insurance
Building Certification Fees & Inspections
Long Service Levy Payment
Plan First State Planning Fee as Required
Free Colour Consultation
Council road reserve access bond payment

Site Preparation

Vegetation removed from the site
All weather access as required by Council
Sediment & Erosion Controls as Required
Site Waste Container as Required by Council
Site Toilet Facilities as Required by Council
Registered Surveyors Set out to dwelling

Concrete Footings & Floor Slab

Footings & Floor Design to "M" Class Soil
Reinforced Concrete Footings & Floor as per
Structural Engineers Design & Inspections

Termite Treatment

Pest Control Treatment & Certification
Part A & Part B Termite Treatment
Termite Treated Timber Frames & Trusses

Brickwork

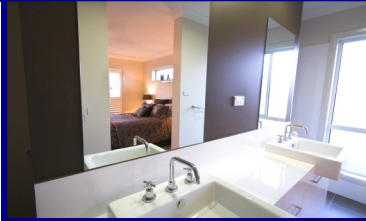
Selected Bricks from Exclusive Builders Range
Natural Mortar Jointed as Selected
All Face Brickwork Acid Cleaned

Framing

Prefabricated Termite Treated Timber Frames
90mm x 35mm Framing External & Internal
Prefabricated Termite Treated Timber Trusses

Roofing

Monier Concrete Roof Tiles as Selected or
Colorbond Corrugated Iron as Selected
Fall Protection Handrail to Roof Perimeter
Roof Pitch Standard 22.5 Degrees
Ceiling Height as noted per Plan Design
Colorbond Fascia Guttering & Downpipes



Windows

Aluminium Windows in Standard Colours
Aluminium P/Coated Flyscreens to Windows
Flyscreen Door to Aluminium Sliding Doors

Doors

Selected Entry Doors from Builders Range
Exterior Duracote Doors to Laundry & Garage
Flush or Decorative Panel Doors to Internal
Gainsborough Entrance Locksets
Gainsborough Double Cylinder Deadbolts
Cushion Door Stops to Swinging Doors
Weather Seals to External Doors as Required

Electrical

TV Antenna Supplied & Connected
TV Points to Living & Lounge Rooms
Phone Point to Kitchen
2 Double Power Points to Lounge & Living Rooms
2 Double Power Points to Kitchen Benchtop
2 Double Power Points to Master Bedroom
1 Double Power Points to Additional Bedrooms
Direct Wired Smoke Detectors as Required
Earth Leakage Safety Device to Meter Box
Exhaust Fans to Bathrooms
2 Way Light Switching as Required
Electrical to Heating & Cooling
External Power Point to Instantaneous HWS

Plumbing

Plumbing Fees Permits & Inspections
Sewer Service Connection to Mains
Storm Water Connection to Mains or Street
Council Works as Executed Plans
Colorbond Quad Gutter
Colorbond Downpipes 100mm x 75mm
2 External Taps Included
2 Storm Water Pits Included
Bowl & Half Stainless Steel Sink
Posh Chrome Tapware from Reece
Sink Mixer Tapware to Kitchen Sink
Dishwasher provision & services

Insulation

Heavy Duty Sisalation to Underside of Roof
Heavy Duty Wall Sisalation to External Walls
R1.5 Insulation Batts to External Cavity Walls
R3.3 Insulation Batts to Living Area Ceilings

Heating & Cooling

Ducted Gas Heating
Ducted Evaporative Air Conditioning
Insulated Ducting to all Heating & Cooling

Internal Plastering

Carpenter to Re-straighten Walls Prior
Metal Battens to all Plasterboard Ceilings
10mm Plasterboard Ceilings Walls
13mm Plasterboard to Alfresco Ceilings
Villaboard Fibre Cement Sheet to Wet areas
90mm Cornice with 55mm Cornice to Cupboards

Appliances

Omega Gas Cooktop Stainless Steel
Omega Electric Oven Stainless Steel
Omega Rangehood Stainless Steel
Omega Dishwasher Stainless Steel (as required)
Rheem Gas Instantaneous Hot Water Service

Joinery

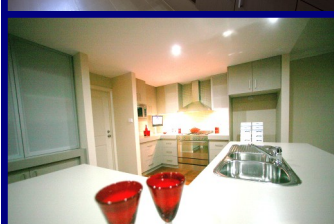
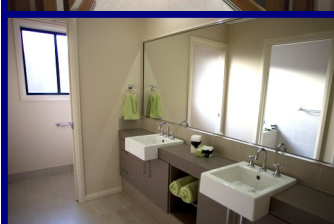
Lamiwood Kitchen Cupboards
Lamiwood Vanity Cupboards
Lamiwood Laundry Cupboard
Handles to Joinery from Selected Builders Range
Overhead Cupboards as Marked on Plans
Microwave Provision & Power Point
MDF Skirting & Architraves 67mx18mm
MDF Internal Robe & Doorjambes
Melamine Shelving & Hanging to All Robes
Melamine Shelving to Linen Cupboards

Bathrooms & Laundry

Ceramic Tiles to Bathrooms 1800mm/1200mm
PVC Flashings to Wall & Floor Junctions
Wet Seal Waterproofing to Shower Recess'
Toilet Suite SNV (white) - Dual Flush
1500mm (5') Rectangular Bath (white)
Deluxe Vitreous China Vanity Basins
Posh Bristol Tapware
Sink Mixer Tap ware to Laundry Tub
Chrome Floorwastes Throughout
Lamiwood Laundry Cupboard
Stainless Steel 45 Litre Laundry Tub
Gen X Bathroom Accessories

Painting

Ceilings - Dulux Professional Flat Acrylic
Ceilings (Wet Area) – Sealed with Dulux Total Prep
Ceilings (Wet Area) – Finished Semi Gloss Acrylic
Walls – Three (3) Coat premium Dulux paint
Walls - Two wall colours included
Doors – Three (3) Coat Gloss Enamel Dulux paint
Fixout – Three (3) Coat Gloss Enamel Dulux paint
Render (as required) – Three (3) Coat GranoSkin



Metal Work

Aluminium Shower screens with Pivot Door
Laminated Safety Glass to Shower Screens
Aluminium Framed Mirrors to Bathrooms
Aluminium Mirror Doors to Bed Robes
Removable Rotary Clothesline

Garage Doors

Colorbond B&D Roller Doors
Automatic Roller Door Openers (as required)
Colorbond Panel Lift Doors (as required)
Automatic Panel Lift Door Openers (as required)
Personal Access Doors as Required
Galvanised Steel T Bars to Door Openings

Floor Coverings

High Density Foam Underlay
Residential Heavy Duty Carpet
Ceramic Floor Tiling as Required
Flexible Adhesive to Ceramic Floor Tiling

External Concreting

Concrete Paving to House Perimeter
Concrete Clothesline Path
Reinforced Concrete Driveway

Cleaning

Extensive Internal House Clean Upon Completion
Removal of All External Waste Material
Green Waste & Builders Waste Separated
Waste Disposal Fees Included

Handover

Pre-Handover Quality Control Inspection
90 Day (13 week) Maintenance Period
Seven (7) Years Structural Warranty
Handover Housewarming Gift & Vouchers
Full Handover Presentation & Documentation

Our Commitment to You

We care about you and your home
We want you to enjoy your experience
We know communication is the key
We listen to what you want
We earn your confidence and trust
We perform our duties with integrity
We strive to surpass your expectations
We focus on customer satisfaction
We pride ourselves on honesty and professionalism
We update weekly on your home's progress
We notify you of your obligations prior to handover
We care about you and your home after handover

The best decisions made are informed ones – Don't assume anything - Always Ask!

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