

SITE COSTS

- Site preparation for concrete waffle pod raft slab based on equal cut and fill over the building platform
- Provide up to 50 lineal metres of piling under slab, includes removal of spoil
- Concrete pump hire for pouring of concrete slab and piers
- Sewer connections to existing serviceable junction connection point up to 8 lineal metres from the house slab including standard connection fee
- Stormwater connections to existing serviceable connection points in the street or an easement up to 8 lineal metres from the house slab
- Water connection from pre-tapped water main up to 8 lineal metres from the house slab including standard connection fee and 1 external mains feed tap located at the rear of the home
- Natural gas connection from existing service located at the front of the property up to 8 lineal metres from the house slab including standard connection fee
- Provide an underground single phase power connection to an existing above ground turret connection point up to 8 lineal metres from the house slab including standard connection fee
- Provide a conduit for NBN or phone connection from the external PCD (Premises Connection Device) to the internal location with a double power point up to 20 lineal metres from the house slab (site specific)
- Standard allowance for temporary site security fencing as required by WH&S regulation
- Temporary site toilet
- Temporary site siltation/sediment control barrier as required
- Temporary crushed rock access as required
- Trade waste compound as required by Council
- Site temporary fencing (WH&S regulation)

BASIX

- BASIX self-assessment simulation and fees
- Ceiling insulation batts rating R3.0 to living areas as required
- Wall insulation batts rating R1.5 to living areas as required
- Supply and installation of roof sarking
- Eaves up to 450mm location as shown on working drawings (design specific)
- Supply and installation of 2000 litre (builders standard size) rainwater tank including auto switch and submersible pump OR connection to recycled water main (estate specific)
- Reticulation of rain/recycled water to toilets, washing machine and 1 external tap located at the front of the home
- 3 Star Wells rated water saving shower heads & tapware
- 5 Star 26L Instantaneous gas hot water unit (no controllers, pre-set to 50 degrees Celsius)
- Batten holder fittings with compact fluorescent (CFL's) globes

STRUCTURAL

- Brick veneer external construction (design and façade specific)
- Engineers slab and beam design complete with inspection and certification fees
- Geotechnical borehole soil test and report by accredited engineer
- 'M' or 'H' class waffle pod concrete slab (2 pod system) to suit Moderate to Highly reactive soil types
- Termitic treatment to slab penetrations and pesticide impregnated blanket perimeter barrier
- House constructed for 'N2' wind rating conditions (W33)
- 90mm external and 70mm internal stabilised pine frame throughout (90mm internal walls to the ground floor of Double Storey homes)
- Engineered stabilised pine roof truss system
- 300mm deep engineered floor joists for extra strength (Double Storey homes only)

EXTERNAL FEATURES

- Austral clay bricks from the builders standard range (Everyday Life, Old Colonial, The Avenue, Urban One, Urban Fringe, Wilderness and Whitsunday) with off white ironed mortar joints
- Borl concrete roof tiles (Slimline & Macquarie) from standard colour range
- NOTE: Flat roofed garages will have metal roof covering in lieu of tiled roof (design and façade specific)
- Hume entry door frames for paint finish with brick sill and timber threshold – sidelights if applicable in clear glass
- Hume Trend hinged entry door for paint finish
- Hume XF3 part glazed (clear) external hinged Laundry door for paint finish (design specific)
- Lane Parma knob keyed entrance lock set
- Powder coated Wideline aluminium windows and sliding doors from standard colour range with clear glass (laminated glazing to wet area windows as required)
- Keyed locks to all windows and doors
- Aluminium windows on first floor fitted with opening restrictors for safety (where required)
- Brick sills and timber thresholds to doors opening to untiled areas and tiled sills and timber thresholds to tiled areas
- Powder coated external aluminium balustrade to balconies (design specific)
- Colorbond B&D panel lift door (Standard Nullarbor, Seville or Statesman) in woodgrain textured finish selected from standard colour range with B&D PanelPro auto door Opener, including 3 x remote controls and 1 x wall clip
- Colorbond® fascia and gutter from standard colour range with painted UPVC downpipes
- Two coat external paint system from the 'Custom Colour Card' standard colour range
- Plain coloured concrete driveway & footpath to front Porch from selected range (up to 30m² for single garage & up to 50m² for double garage)

INTERNAL FEATURES

- 2600mm nominal Ceiling height to ground floor or single storey homes & 2450mm nominal ceiling height to the first floor
- CSR plasterboard linings to walls and ceilings. CSR fibre cement to wet rooms containing a shower. 90mm cove cornice generally with 55mm cove cornice to robes, linen, pantry, etc
- Staircase with standard paint grade pine stringer and MDF closed treads and risers for carpet. Plasterboard dwarf wall balustrade finished with paint grade pine capping and wall moulded handrail to double storey homes (design specific)
- Hume flush panel paint grade hardboard internal hump and cavity sliding doors
- Hume paint grade pine 67x18 skirtings and 42x18 architraves from standard profile range
- Lane Parma knob door handles with privacy mechanism to Bathroom, WC, Powder Room and Ensuite
- Mirror sliding robe doors with silver aluminium frame
- Two coat internal paint system from the 'Custom Colour Card' standard colour range using gloss enamel on doors and woodwork and low sheen acrylic on walls (to paint manufacturers standard specifications) with an allowance of two colours (1 colour to walls and 1 colour to doors and woodwork)
- Ceilings painted in 'Builder's White' flat acrylic
- One white plastic coated wire shelf to robes, 4 white plastic coated wire shelves to linen and 4 white melamine shelves to pantry
- Floor Coverings - Carpet to all bedrooms, robes, living room and staircase with tiling to the balance of the home (excludes front porch & design options) from builders preferred supplier's standard ranges

ELECTRICAL, COMMUNICATIONS AND AIR CONDITIONING

- Actron ducted air conditioning - 3 phase with 2 zones
- Meter box to be installed on the side of the home nearest the mains connection point (design specific)
- Earth leakage safety switch & circuit breakers
- Double power points throughout the home
- Single power points to service items as detailed on the electrical plan
- One light point to each room with 'Quick Fix' ball 6 inch light fittings
- Three external ceiling light points with black round bunker fittings
- One exhaust fan to both Ensuite and Bathroom.
- One exhaust fan to Powder Room or WC only without a window (design specific)
- One telephone point to both the Kitchen and Bed 1
- One television point to both the Living Room and Bed 1
- Smoke detectors (hard wired with battery backup)

KITCHEN

- Joinery - vacuum formed category 'A' to doors and panels from selected colour range; nominal 900mm base cupboards and 600mm high overhead cupboards with metal handles
- 20mm Smartstone benchtops (in standard colour range) with shadow line to cabinets.
- Kitchen sink - 1 ¾ stainless steel bowl
- Chrome flick mixer sink tap
- Stainless steel Technika TU950TME8 900mm upright cooker
- Stainless steel CHEM52C9S-2 900mm canopy rangehood
- Stainless steel Technika TBD4SS-5 dishwasher
- Dishwasher cabinet space and service provision including capped cold water point
- Microwave cabinet space and service provision incorporated in Kitchen cupboards

WET AREAS

Bathroom, Ensuite & Toilets

- Joinery - Vacuum formed category 'A' to doors and panels from selected colour range with metal handles
- Vanity top - White moulded acrylic one piece benchtop and basin
- 900mm high mirrors framed in bright aluminium finish fitted to the same width as vanity as shown on plans
- Chrome flick mixer basin tap
- Clear laminated fully framed bright aluminium finish shower screen with pivot door approx.1850mm high
- Chrome wall mounted shower flick mixer
- Chrome wall mounted hand shower
- White acrylic builder's standard bath (up to 1700mm design specific) fitted to tiled bath hob
- Chrome wall mounted bath spout
- Chrome wall mounted bath flick mixer
- Accessories - Chrome towel ring to vanities, toilet roll holder and up to 750mm long single towel rail
- White vitreous china concealed trap toilet suites (non-soft closing)

Laundry

- 45ltr stainless steel tub with white metal cabinet
- Chrome flick mixer tap to tub
- Chrome concealed builder's standard washing machine stop taps

CERAMIC TILING

- Ceramic tiles selected from builder's preferred supplier's standard range
- Bathroom, Ensuite and WCs - Floor tiling; 2000mm high to showers; 1000mm from floor level above bath; 1 tile splashback to vanities; skirting tile to remainder as shown on plan
- Laundry - Floor tiling; 1 tile splashback over tub, skirting tile to remainder as shown on plan
- Kitchen - Splashback to underside of cupboards on back wall with a single tile splashback to plasterboard walls to remainder as shown on plans
- Tiled threshold to Laundry hung doors (if applicable)
- Chrome circular floor waste
- Aluminium metal trim to doorways/openings abutting alternative floor covering
- Complementing PVC trim to external corners (except for skirting tile)
- No allowance for frieze, decorator tiles, border tiles, 45-degree patterns or feature floor tile layouts (some tiles in the builder's range may incur additional laying charges)

OTHER

- Local Council 149 Certificate (registered land only)
- Contour survey to assumed datum
- Peg out survey for the set out of the concrete slab
- Standard Development Application and Construction Certificate fees or NSW Complying Development fees
- Long Service Levy fee, Home Owners Warranty insurance, Public Liability and Contract Works insurance, 90 day Statutory Warranty
- PCA inspection fees and interim occupation certificate
- Geotechnical Borehole Soil test by accredited engineer report where required
- Mandatory inspection fees and interim Occupation Certificate
- Water Authority Application and standard connection fees
- Pest control certification
- Basic bricklaying scaffolding, void scaffolding, first floor protection railing (double storey homes) subject to site conditions
- Gas points to HWU, cooktop and 1 internal heating point (subject to gas availability)
- 3hr appointment with our experienced colour consultant to assist with internal and external selections
- 1hr appointment with our experienced electrical consultant
- 1hr appointment with our experienced air conditioning consultant (as required)
- 1hr appointment with our experienced tile selection consultant (as required)
- Internal & external builder's house clean
- Builder's site clean during construction

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SIGNATURE OF CLIENT _____ SIGNATURE OF CLIENT _____ SIGNATURE OF SALES CONSULTANT _____ DATE _____