

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 piling spoil.
- Concrete pump hire for pouring of concrete slab and piers.
- Sewer connections to existing serviceable junction connection point up to eight 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 eight lineal metres from the house slab.
- Water connection from pre-tapped water main up to eight lineal metres from the house slab including standard connection fee and one 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 eight 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 eight 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.

BASIX

- Singular BASIX-assessment and ABSA simulation.
- Ceiling insulation batts rating R4.0 to Living areas as required.
- External wall insulation batts rating R2.0 to Living areas as required.
- Internal wall insulation batts rating R2.0 to the wall between Garage and Living areas.
- Ceiling insulation batts rating R4.0 to Garage ceiling or cantilever floor sections to Double Storey homes (design specific).
- Supply and installation of roof sarking.
- Eaves up to 450mm location as shown on working drawings (design specific).
- Supply and installation of up to 3000 litres (selected from Builder's Standard Range size range and colour offer) polyethylene 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 one external tap located at the front of the home.
- 3 Star Wells rated water saving shower heads and tapware.
- 6 Star 26L Instantaneous gas hot water unit (no controllers, pre-set to 50 degrees celsius).
- Compact fluorescent (CFL's) globes to internal ceiling light points.

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 (two pod system) to suit moderate to highly reactive soil types.
- Termite 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 first floor joists for extra strength (Double Storey homes only).

EXTERNAL FEATURES

- Austral clay bricks selected from the Builder's Standard Range (Everyday Life, Old Colonial, The Avenue, Urban One, Wilderness and Whitsunday) with off white ironed mortar joints.
 - Feature Acrylic bag and paint finish to selected areas (as per brochure illustration) including up to two colours selected from Builder's Standard colour range. NOTE: Illustrated Stackstone will be substituted with main body face brick selection from Builder's Standard range.
 - Bristle colour-on Designer Profile concrete roof tiles selected from standard colour range (design and façade specific) NOTE: Flat roofed Garages will have a metal roof covering.
 - 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.
 - 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.
 - Colorbond® fascia and gutter from standard colour range with round painted UPVC downpipes.
 - Powder coated external aluminium balustrade to balconies (design specific).
 - B&D PanelPro® sectional overhead auto door opener, including three remote controls and one wall clip.
 - Plain coloured concrete driveway and footpath to Front Porch to be selected from standard colour range.
- *Up to 30m² for a single garage and up to 50m² for a Double Garage.
 *No allowance for grated drain based on drive falling away from home.
 *No allowance has been made for stencil patterns or borders.
 *No allowance has been made for layback extension or replacement to suit proposed drive location.
 • Builder's Standard Range floor tiling to Entry Porch and Alfresco.

INTERNAL FEATURES

- Nominal 2600mm ceiling height to ground floor or Single Storey homes, Includes raising all windows with eaves combined with doors to side and rear of home to remain standard height with fibre cement infills over.
 - Nominal 2450mm ceiling height to the first floor.
 - CSR plasterboard linings to walls and ceilings. CSR fibre cement to wet rooms containing a shower.
 - CSR 90mm cove cornice throughout.
 - 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 paint grade pine wall mounted handrail to Double Storey homes (design specific).
 - Hume flush panel paint grade hardboard internal hung and cavity sliding doors.
 - Lane Parma knob door handles with privacy mechanism to Bathroom, Ensuite, Toilet and Powder Room (design specific).
 - Hume paint grade pine 67x18 skirtings and 42x18 architraves from standard profile range.
 - 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 (one colour to walls and one colour to doors and woodwork).
 - Ceilings painted in 'Builder's White' flat acrylic.
 - One white plastic coated wire shelf to robes, four white plastic coated wire shelves to linen and four white melamine shelves to pantry.
 - Builder's Standard Range main body internal floor tiling*.
 - Builder's Standard Range internal carpet*.
- *Floor covering areas for product allocation are dependent on home design.

ELECTRICAL, COMMUNICATIONS AND AIR CONDITIONING

- Meter box to be installed on the side of the home nearest the mains connection point (design specific).
- Earth leakage safety switch and circuit breakers.
- 20mm Essentials Range Smartstone benchtops to cabinets.
- Single power points to service items as detailed on the electrical plan.
- One light point to each room with Builder's Standard light fittings to ceiling.
- Three external light points with Builder's Standard light fittings.
- One exhaust fan to both Ensuite and Bathroom.
- One exhaust fan to Powder Room or Toilet only without a window (design specific).
- One telephone point to both the Kitchen and Bedroom One.
- One television point to both the Living Room and Bedroom One.
- Smoke detectors (hard wired with battery backup).
- Actron Classic Ducted Air Conditioning - three phase with two zones.

KITCHEN

- Joinery - melamine finish to cupboard doors and panels selected from Builder's Standard Range; nominal 900mm high base cupboards and 600mm high overhead cupboards with metal handles.
- 20mm Essentials Range Smartstone benchtops to cabinets.
- Provide bulkheads to overhead cupboards including over rangehood space.
- Kitchen sink - Seima Acero SKS-A10801 ¾ stainless steel bowl.
- Alder Vito Bertoni Nuova Rectangle 150mm chrome side lever sink mixer tap.
- Stainless steel Technika TB60FDTSS-5 600mm electric under bench oven.
- Stainless steel Technika TB95GWSS-3 900mm gas cooktop.
- Stainless steel Technika CHEM52C9S-2 900mm canopy rangehood with flue cover.
- Microwave cabinet space and service provision incorporated in Kitchen cupboards.
- Stainless steel Technika TBD4SS-5 Dishwasher installed to cabinet space and service provision for dishwasher incl. single power point and capped cold-water point.

WET AREAS

Bathroom, Ensuite & Toilets

- Joinery - melamine finish to vanity doors and panels from Builder's Standard Range with metal handles.
- Vanity Benchtop - laminate finish with 33mm 10/10 radius edge from Builder's Standard Range.
- Vanity basin - Seima Kyra SBC-208 vitreous china basin with chrome waste.
- Wall hung hand basin - Seima Plati SBC-514 vitreous china basin with chrome bottle trap to Powder room if the hand basin is standard.
- 900mm high mirrors framed in bright aluminium finish fitted to the same width as vanity as shown on plans.
- Clear laminated fully framed bright aluminium finish shower screen with pivot door approx. 1850mm high.
- White acrylic Seima Tondo (up to 1700mm design specific) fitted to tiled bath hob.
- White Seima Rimless Clean Flush Select STO-401 vitreous china concealed trap Toilet suites with soft closing plastic seat and easy-clean nanoglaze surface.
- Tapware - Alder Classico and Star Chrome ranges:
- Flick mixer basin tap; wall mounted shower flick mixer; wall mounted HS205 hand shower on bracket; wall mounted bath flick mixer; wall mounted 220mm bath spout.
- Accessories - Alder Star chrome towel ring to vanities, Toilet roll holder and up to 750mm long single towel rail.

Laundry

- Seima Tilos SLC-600B 45ltr stainless steel tub with white metal cabinet.
- Chrome Alder Classico flick mixer tap to tub.
- Chrome concealed Builder's Standard washing machine stop taps.

CERAMIC TILING

- Ceramic tiles from Builder's Standard Range.
- Bathroom, Ensuite and Toilets and Powder Room (design specific) - floor tiling; 2000mm high wall tiling to showers; 1000mm from floor level wall tiling above bath; one tile splashback to vanities; skirting tile to remainder as shown on plan.
- Laundry - floor tiling; one 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.
- White 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 (HBCF) Insurance, Public Liability and Contract Works insurance, 90 day Statutory Warranty.
- 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 one internal heating point (subject to gas availability).
- 3hr appointment with our experienced colour consultant to assist with internal and external selections (as required).
- 1hr appointment with our experienced electrical consultant (as required).
- 1hr appointment with our experienced air conditioning consultant (as required).
- 1hr appointment with our experienced tile selection consultant (as required).
- Internal and external builder's house clean.
- Builder's site clean during construction.

Information correct as at 05/03/2018. Elderton Homes reserve the right to alter any of the above specifications due to continuing product development and or availability. We may from time to time amend our information without notice. We may at any time increase prices or fees, amend our products or suppliers and correct any incorrect or erroneous part of our information. You must contact us to receive the up-to-date information. Elderton Homes ABN: 33138413902. Builders Licence: 218678C.