

Site Costs

- > Site preparation for concrete waffle pod raft slab based on equal cut and fill over the building platform.
- > Provide up to 70 lineal metres of piling/piling under slab, includes removal of piling/piling spoil.
- > Concrete pump hire for pouring of concrete slab and piers (as applicable).
- > Sewer connection to an existing serviceable junction connection point up to eight lineal metres from the house slab including standard connection fee.
- > Stormwater connection to an existing serviceable connection point 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 telecommunications connection up to 20 lineal metres from house slab to connection point (site specific).
- > Provide a conduit for NBN or phone connection from the external PCD (Premises Connection Device) to the internal location with a double power point.
- > Standard allowance for temporary site security fencing as required by WHS 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-certificate and Nathers certificate.
- > 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 the Builder's Standard Range of sizes and colours) 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 (rainwater only) and one external tap located at the front of the home.
- > 3 star WELS 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.
- > 4 star WELS rated 4.5/3L water saving dual flush toilets.

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.

Structural (Cont'd)

- > 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.
- > Bristle colour-on Designer Profile concrete roof tiles selected from standard colour range (design and façade specific) NOTE: Flat roofed Garages will have 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 to doors opening to untitled areas and tiled sills opening to tiled areas.
- > Powder coated external aluminium balustrade to balconies (design specific).
- > Colorbond® fascia and gutter from standard colour range with round painted UPVC downpipes.
- > B&D Panelift® Colorbond® door (Standard Nullarbor, Seville or Statesman) in woodgrain textured finish, selected from standard colour range, with manual operation.
- > Two coat external paint system from the 'Custom Colour Card' standard colour range.

Internal Features

- > Nominal 2450mm ceiling height to ground floor and Single Storey homes.
- > Nominal 2450mm ceiling height to 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 67×18 skirtings and 42×18 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).

Internal Features (Cont'd)

- > 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.

Electrical and Communications

- > 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.
- > 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 batten holder to ceiling.
- > Three external light points (design specific).
- > 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 (hardwired with battery backup).

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.
- > Benchtop - laminate finish with 33mm 10/10 radius edge from Builder's Standard Range.
- > Provide bulkheads to overhead cupboards including over rangehood space.
- > Kitchen sink - Seima Acero SKS-A1080 1&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 TB64GWFFSS-4 600mm gas cooktop.
- > Stainless steel Technika SL10160I-4 600mm slide out externally ducted rangehood.
- > Microwave cabinet space and service provision incorporated in Kitchen cupboards.
- > Dishwasher cabinet space and service provision including 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 (design specific).
- > 800mm 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 approximately 1850mm high.
- > White acrylic Seima Tondo (up to 1700mm design specific) fitted to tiled bath hob.
- > Tapware - Alder Classico; Star.

Wet Areas (Cont'd)

- > 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.
- > White Seima Rimless Clean Flush Select STO-401 vitreous china concealed trap toilet suites with soft closing plastic seat and easy-clean nanoglaze surface.

Laundry

- > Seima Tilos SLC-600B 45L 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, 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 10.7 (formally 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.
- > 8 months standard Tender period.

Client Signature

Sales Consultant Signature

Client Signature

Sales Consultant Signature

Information correct as at 24/07/2019. 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.