



STRUCTURE

CEILING HEIGHT:	2.55m high ceilings as standard	WALLS:	Timber framed walls in accordance with AS 1684
FLOOR:	Timber sub-floor on timber stumps with sole plates	ROOF & CEILING:	100mm thick structural composite ceiling panels with timber roof battens
FLOORING:	19mm particleboard sheet flooring		

EXTERNAL

CLADDING:	Painted compressed fibre-cement weatherboards	FLYSCREENS:	Powdercoated flyscreens to all windows
FASCIAS & GUTTERS:	Painted Zinalume	ENTRY DOOR:	Painted timber frame & solid core entry door with glazed panels. Satin chrome finish Entry Lever & Deadlock
DOWNPIPES:	Painted Zinalume	BASEBOARDS:	Painted timber baseboards enclosing sub-floor
ROOFING:	Zinalume metal roof with 3° fall	PORCH:	Timber sub-floor with painted decking, handrails & steps to suit site conditions (3 steps minimum)
WINDOWS:	Powdercoated aluminium with double glazing		

INTERNAL

WALL CLADDING:	Painted compressed fibre-cement sheeting (5mm) with PVC joiner straps	W/M PROVISIONS:	Builders range chrome finish W/M taps with capped PVC drainer pipe
CEILING:	Painted pressed metal (underside composite panel)	TOILET:	White builders range dual flush ceramic toilet with moulded plastic lid & cistern
TRIM:	Painted 67mm architraves. Skirting boards to wet areas only (over vinyl flooring)	SHOWER:	White moulded acrylic shower base (900mm x 900mm) with water proof thermoset laminate lined walls (2,400mm high)
ROBE'S/WIR:	1x built in laminate shelf with chrome finish hanging rail to all bedrooms	SHOWER SCREEN:	White powdercoated aluminium framed shower screen with pivot style door and clear safety glass
KITCHEN CUPBOARDS:	High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out rangehood & cutlery draws included as standard	SHOWER TAPS/ROSE:	Builders range chrome finish taps & shower rose
KITCHEN SINK:	Stainless steel 1 & 1/2 bowl inset sink with chrome finish flick mixer	CARPET:	Builders range carpet & underlay throughout
OVEN & COOKTOP:	Stainless steel underbench electric oven & inset gas cooktop	VINYL:	Vinyl flooring to wet areas with fibre-cement underlay
SPLASHBACK TILES:	1x row of 200x200 grouted gloss white splashback tiles behind kitchen bench and bathroom vanity	INTERNAL DOORS:	Painted 4 panel doors

VANITY: White Pre-Fabricated laminate vanity with moulded acrylic bowl & chrome finish flick-mixer

DOOR HANDLES: Satin chrome finish lever style door handles, finger pull style to sliding doors

ELECTRICAL

SWITCHBOARD: Internal switchboard with safety switch

LIGHT POINTS: Minimum 1x lightpoint per room & to Porch with globes & shades

EXHAUST FANS: Self-sealing exhaust fan to bathroom

SMOKE DETECTORS: Minimum 1x smoke detector to Lounge Room

POWERPOINTS: Minimum 2x double powerpoint per room & 2x above Kitchen bench. Additional powerpoints for washing machine, refrigerator, oven, cooktop & split system. 1x phone & TV point to Lounge Room. Note: No TV aerial or phone connection is supplied.

ENERGY EFFICIENCY

RATING: 6-star minimum energy efficiency as per the Building Code of Australia

INSULATION: Insulation to walls, floor & ceiling to achieve a 6-Star rating

GLAZING: Double Glazing to all windows as standard

SEALING: Front door to have edge seals and draft protector to bottom edge. All exhaust fans to be self-sealing

LIGHTING: Energy efficient lighting to comply with the Building Code of Australia

MISCELLANEOUS

BUILDING PERMIT: Building Approval through Private Building Surveyor

HOT WATER SYSTEM: 130ltr gas storage hot water system

COLOURS: Standard colour range selected by builder

SERVICES

Connection to gas, water, electricity, sewer & stormwater are an additional cost of \$6,900 when within 10 meters of the existing home excluding Retreat & Option 1

OPTIONAL EXTRAS

- Deck and/or Verandah
- Security Door
- Town Planning Permit (when required)
- Split System Heating/Air Conditioning Unit
- Custom Floor Plan
- Disability Package: Ramp to porch landing, stepless shower base, grab rails to shower and toilet, shower seat, non-slip vinyl flooring to wet areas, 870mm wide doorways
- Choice of Colours
- We can tailor a solution that meets your needs, ask us for a price if you have a particular upgrade in mind.

TERMITE & BUSHFIRE

TERMITE: Should the local authority deem the site to be prone to termite attack, chemical treatment as well as a raised floor level must be employed at additional cost to the owner.

BUSHFIRE: Should the local authority deem the site to be in a bushfire prone area, there may be additional cost to the owner if the Bushfire Attack Level (BAL) is deemed to be high enough.