



## STRUCTURE

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

## EXTERNAL

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

## INTERNAL

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