



STRUCTURE

CEILING HEIGHT:	2.55m high ceilings as standard	WALLS:	Timber framed walls in accordance with AS1684 Panel System
FLOOR:	Timber sub-floor on steel stumps	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:	Powered coated fly screens to all windows
FASCIAS & GUTTERS:	Painted Zinalume	ENTRY DOOR:	Painted timber frame & solid core entry door with glazed panels Brushed nickel finish entry lever & deadlock
DOWNPIPES:	90mm painted PVC pipes	BASEBOARDS:	Painted timber baseboards enclosing subfloor
ROOFING:	Zinalume metal roof sheets. 3-degree fall	PORCH:	Timber subfloor with decking, painted handrail & steps to suit site
WINDOWS:	Powered coated aluminum with 6.38mm Thermashield glass		

INTERNAL

WALL CLADDING:	Painted compressed fibre-cement sheeting (5mm) with PVC joining strips	TOILET:	White builders range dual finish ceramic toilet with moulded plastic lid & cistern
CEILING:	Painted pressed metal (underside composite panel)	SHOWER:	White moulded acrylic shower base with waterproof thermoset laminate lined walls 2400mm high & builders range chrome finish taps & shower rail
TRIM:	Painted 67mm architraves. Skirting boards to wet areas only (over vinyl flooring)	Washing Machine Provisions:	Builders range chrome finish W/M taps
ROBE'S	Fabricated built in wardrobe units with 1 x laminated shelf, chrome finish hanging rail	CARPET	Builders range carpet & underlay to bedrooms and lounge area
KITCHEN CUPBOARDS:	High gloss laminate finish cupboards & bullnose edge benchtop	VINYL:	Vinyl flooring to bathroom & kitchen with cement sheet underlay
KITCHEN SINK:	Stainless steel 1 ¾ bowl inset sink with chrome flip mixer	INTERNAL DOORS:	Painted 4 panel doors
OVEN & COOKTOP:	Stainless steel under bench electric oven & electric inset cooktop	DOOR HANDLES:	Brushed nickel lever style door handles, finger pull style to sliding door
SPLASHBACK TILES:	1 row of grouted gloss white tiles behind kitchen bench and vanity	VANITY:	White prefabricated laminate vanity with molded acrylic bowl and chrome flip mixer

ELECTRICAL

SWITCHBOARD:	Internal switchboard with safety switch	SMOKE DETECTORS:	Minimum 1 smoke detector per bedroom & 1 per living area
LIGHT POINTS:	Minimum 1 light point per room and to porch with globes & shades	POWERPOINTS:	Minimum 2 double points per room & 2 DGPO above bench top
EXHAUST FANS:	Self-sealing exhaust fan to bathroom		Additional power points for washing machine, fridge, oven, cooktop 1 phone and tv point to lounge Note: no phone connection supplied. A conduit containing a draw string will be made available for the owner to arrange connection with the appropriate authority

ENERGY EFFICIENCY

RATING:	6-Star minimum energy rating efficiency as per BCA	SEALING:	Front door to have edge seal & draft protector to bottom edge Self-sealing exhaust fans
INSULATION:	Insulation to walls & ceiling to achieve 6-star rating	LIGHTING:	Energy efficient lighting to comply with BCA
GLAZING:	Thermashield glazing to all windows as standard		

MISCELLANEOUS

SPLIT SYSTEM:	Reverse cycle inverter split system heat & cool	TIMBER:	All timbers and flooring termite treated
HOT WATER SYSTEM:	160 electric storage hot water system or instant LPG hot water system	COLOURS:	Standard colour range selected by builder

SERVICES

Connection to existing water, electricity, sewer and stormwater when within 10 meters of the unit
No upgrading of existing services included

COUNCIL

DA not included

BUILDING SIT

Site preparation not included: shed, building, tree removal, etc.