



STRUCTURE

CEILING HEIGHT:	2.55m high ceilings as standard	WALLS:	Timber framed walls in accordance with AS1684
FLOOR:	Timber sub-floor on steel stumps	ROOF & CEILING:	Timber trussed roof
FLOORING:	19mm termi-floor chip board flooring		

EXTERNAL

CLADDING:	Painted compressed fibre-cement weatherboards	FLYSCREENS:	Powered coated fly screens to all windows
FASCIAS & GUTTERS:	Colorbond gutters & profiled Colorbond fascias/barge	ENTRY DOOR:	Painted timber frame & solid core entry door with glazed panels Satin chrome finish Entry Lever & Deadlock
DOWNPIPES:	90mm painted PVC pipes	BASEBOARDS:	Painted timber baseboards enclosing subfloor
ROOFING:	Colorbond metal roof with 15° fall	PORCH:	Timber subfloor with decking, painted handrail & steps to suit site
WINDOWS:	Powered coated aluminum with 6.38mm Thermashield glass		

INTERNAL

WALL CLADDING:	Plasterboard cladding (10mm) with filled joins	Washing Machine Provisions:	Builders range chrome finish W/M taps
CEILING:	Plasterboard cladding (10mm) with filled joins and 90mm cornice	CARPET:	Builders range carpet & underlay to bedrooms and lounge area
TRIM:	Painted 67mm architraves throughout (all rooms)	VINYL:	Vinyl flooring to bathroom & kitchen with cement sheet underlay
ROBE'S:	Fabricated built in wardrobe units with 1 x laminated shelf, chrome finish hanging rail and vinyl or mirror faced aluminum framed sliding doors and tracks to all bedrooms	INTERNAL DOORS:	Painted 4 panel doors
KITCHEN CUPBOARDS:	High gloss laminate finish cupboards & bullnose edge benchtop	DOOR HANDLES:	Brushes nickel lever style door handles, Finger pull style to sliding door
OVEN & COOKTOP:	Stainless steel under bench electric oven & electric inset cooktop	KITCHEN SINK:	Stainless steel 1 ¾ bowl inset sink with chrome flip mixer
VANITY:	White prefabricated laminate vanity with molded acrylic bowl and chrome flip mixer	SPLASHBACK TILES:	1 row of grouted gloss white tiles behind kitchen bench and vanity

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. Downlights standard.	POWERPOINTS:	Minimum 2 double points per room & 2 DGPO above bench top
EXHAUST FANS:	Self-sealing exhaust fan to bathroom, rangehood over cooktop		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	COLOURS:	Standard colour range selected by builder
HOT WATER SYSTEM:	160 electric storage hot water system or instant LPG hot water system	TIMBER:	All timbers and flooring termite treated

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.