



## STRUCTURE

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

## INTERNAL

<b>WALL CLADDING:</b>	Plasterboard cladding (10mm) with filled joints and shadow line between wall and ceiling.	<b>TOILET:</b>	White builders range dual finish ceramic toilet with moulded plastic lid & cistern
<b>CEILING:</b>	Painted pressed metal (underside composite panel)	<b>SHOWER:</b>	White moulded acrylic shower base with waterproof thermoset laminate lined walls 2400mm high & builders range chrome finish taps & shower rail
<b>TRIM:</b>	Painted 67mm architraves. Throughout ( All Rooms )	<b>Washing Machine Provisions:</b>	Builders range chrome finish W/M taps
<b>ROBE'S</b>	Fabricated built in wardrobe units with 1 x laminated shelf, chrome finish hanging rail	<b>CARPET</b>	Builders range carpet & underlay to bedrooms and lounge area
<b>KITCHEN CUPBOARDS:</b>	High gloss laminate finish cupboards & bullnose edge benchtop	<b>VINYL:</b>	Vinyl flooring to bathroom & kitchen with cement sheet underlay
<b>KITCHEN SINK:</b>	Stainless steel 1 ¾ bowl inset sink with chrome flip mixer	<b>INTERNAL DOORS:</b>	Painted 4 panel doors
<b>OVEN &amp; COOKTOP:</b>	Stainless steel under bench electric oven & electric inset cooktop	<b>DOOR HANDLES:</b>	Brushed nickel lever style door handles, finger pull style to sliding door
<b>SPLASHBACK TILES:</b>	1 row of grouted gloss white tiles behind kitchen bench and vanity	<b>VANITY:</b>	White prefabricated laminate vanity with molded acrylic bowl and chrome flip mixer

## ELECTRICAL

<b>SWITCHBOARD:</b>	Internal switchboard with safety switch	<b>SMOKE DETECTORS:</b>	Minimum 1 smoke detector per bedroom & 1 per living area
<b>LIGHT POINTS:</b>	Minimum 1 light point per room and to porch with globes & shades	<b>POWERPOINTS:</b>	Minimum 2 double points per room & 2 DGPO above bench top
<b>EXHAUST FANS:</b>	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

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

## MISCELLANEOUS

<b>SPLIT SYSTEM:</b>	Reverse cycle inverter split system heat & cool	<b>TIMBER:</b>	All timbers and flooring termite treated
<b>HOT WATER SYSTEM:</b>	160 electric storage hot water system or instant LPG hot water system	<b>COLOURS:</b>	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.