

STANDARD INCLUSIONS ALL UNITS

We can tailor a solution that meets your needs, so ask us for a price if you have a particular upgrade in mind.

STRUCTURE

FLOOR FLOORING Timber subfloor on concrete stumps or steel stumps
19mm particleboard sheet flooring

WALLS Timber framed walls in accordance with AS1684

EXTERNAL

CLADDING Painted compressed fibre-cement weatherboards
WINDOWS Powdercoated aluminum with double glazing
FLYSCREENS Powdercoated flyscreens to all windows
BASEBOARDS Painted timber baseboards enclosing sub-floor

ENTRY DOOR Painted timber frame & solid core entry door with glazed panels.
Satin chrome finish Entry Lever & Deadlock.
COVERED PORCH Timber sub-floor with oiled decking, handrail & steps to suit site conditions (3 steps minimum)

INTERNAL

WALL CLADDING Plasterboard cladding (10mm)
Water resistant plaster to wet areas
TRIM Painted 67mm architraves
ROBES/WIR Fabricated built in wardrobe units with 1 x laminate shelf, chrome finish hanging rail and vinyl or mirror faced aluminum framed sliding doors and tracks to all bedrooms.
KITCHEN CUPBOARDS High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out range hood & cutlery draws included as standard
KITCHEN SINK Stainless steel 1 1/2 bowl inset sink with chrome finish flick mixer
OVEN & COOKTOP Stainless steel under bench electric oven & electric cooktop
SPLASHBACK TILES 1 x row of 200mm x 400mm grouted gloss white splashback tiles above bathroom vanity

KITCHEN SPLASHBACKS Full height 200mm x 400mm gloss white tiles
VANITY White pre-fabricated laminate vanity with moulded ceramic bowl, chrome flick-mixer and mirror
WASHING MACHINE PROVISION Builders range chrome finish W/M taps in vanity with capped PVC drainer pipe
TOILET White builders range dual flush ceramic toilet with moulded plastic lid & ceramic cistern
SHOWER Walk in tiled shower base with 300mm x 600mm white tiles 2.4m high to shower walls
SHOWER SCREEN Fixed panel as standard
SHOWER TAPS/ROSE Builders range chrome finish flick-mixer & shower rose
FLOOR COVERINGS Choice of standard builders range selection
INTERNAL DOORS Painted 4 panel doors
DOOR HANDLES Satin chrome finish lever style door handles, finger pull style to sliding doors

ELECTRICAL

SWITCHBOARD Internal switchboard with safety switches
LIGHT POINTS Minimum 1 x light point per room and to porch
POWER POINTS Minimum 2 x double Power Point per room and 2 x above Kitchen bench. Additional Power Points for washing machine, refrigerator, oven, cooktop and split system.
1 x phone and TV point to lounge room

NOTE: No phone connection supplied. A conduit containing draw string will be made available for the owner to arrange connection with the appropriate authority.
EXHAUST FANS Self sealing exhaust fan to bathroom through wall and rangehood
SMOKE DETECTORS Minimum 1 x smoke detector to lounge room

ENERGY EFFICIENCY

RATING 7-star minimum energy rating efficiency as per National Construction Code
INSULATION Insulation to walls, floor & ceiling to achieve a 7-star rating
GLAZING Double Glazing to all windows to comply with N.C.C.

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 National Construction Code
SOLAR 1.5kw solar system to meet Energy Efficient requirements

MISCELLANEOUS

SPLIT SYSTEM Reverse cycle inverter split system heating and cooling
HOT WATER SYSTEM Heat pump
COLOURS Standard colour range selected by builder
TERMITE PROTECTION [In price](#)

SERVICES Connection to existing water, electricity, sewer and stormwater when within 12 metres of the existing home. No upgrading of existing services lines included.
COUNCIL Planning permit and relevant authority fees not included.
BUILDING SITE Site preparation not included.
Shed, building, tree removal, site excavation not included.
Reinstatement of landscaping, lawns, concrete not included.
*3m2 of soil removal from stump holes included in price subject to site conditions.

AFFORDABLE

CEILING HEIGHT	2.55 high ceilings as standard	LIGHTING	Surface mounted lights
ROOF & CEILING	100mm thick structural composite ceiling panels with 3° Zinalume roof, fascia, gutter & downpipes	FLOORING	Carpet to bedrooms
		KITCHEN	Standard L shape

OPTIONAL EXTRAS

DISABILITY PACKAGE	Includes shower seat, shower grab rails and toilet grab rails. * Optional access ramp to suit site conditions.	SKILLION ROOF VERANDAHS, DECKS, CARPORTS, DRIVEWAYS CUSTOM FLOOR PLAN & DESIGN SERVICES WALL TILING STONE BENCHTOPS SKYLIGHTS CUSTOM CABINETS BRICK VENEER, CONCRETE SLABS, RENDER
ENTRY DOORS	Glass Sliding or Stacker Doors (Double Glazed)	
SEPARATE METERS FOR ELECTRICAL AND WATER		