PRECONSTRUCTION
- Customised plans drawn by our draftspersons.
- Council Building Permits
- Site works to 1.2m fall of land over house area on stable soil
- If fill exceeds 400mm across the building site extra cost for slab & engineering shall be paid by the owner.

CONNECTIONS
- Sewer connections up to 20m
- Electricity connections up to 10m
- Gas connections up to 15m
- Water connections up to 20m

SLAB
- Raft or waffle pod concrete slab on 'M' ground

TERMITE TREATMENT & FRAME
- Pest control barrier System and Termite treated T2 frame and STD pine engineered roof truss system.

EXTERNAL
- Choice of bricks from standard range of $880per 1000
- Colourbond roof, fascia and guttering, 80mm round PVC downpipes

WINDOWS
- Powder coated aluminium sliding windows with security doors to all sliders, locks and aluminium fly screens in a wide range of colours

INSULATION
- Sisalation paper to roof area and R3.5 batts to ceiling (living area only)
- Sisalation paper & R2 batts to walls

CONCRETING
- Concrete floors to carports, garages, verandas, alfresco and porches

GARAGE DOORS
- Remote control sectional or rollerdoor with motor and remote controls (front only)

ELECTRICAL
- 2 double power points to bedrooms and study
- 3 double power points to master bedroom
- Generous double power points to living areas
- 2 TV points
- TV Antenna
- 1 telephone point/NBN ready
- Direct wired smoke detectors protecting all sleeping areas
- Power to be in owners name

HEATING & COOLING
- Ducted gas central heating min 4 Star rated to all homes
- Evaporative ducted cooling to all homes

HOT WATER SYSTEM
- Thermann Gas Instantaneous -6 Star

INTERNAL LININGS
- 10mm plasterboard to wall and ceilings
- Villa board to wet areas
- 90mm Scotia cornice

SKIRTS & ARCH'S
- 42mm & 67mm x 12mm Ash

DOORS
- Hume front door (choice of styles to the value of $450.00 each)
- Duracoat external doors (design specific)
- Hume moulded panel internal doors in styles (non glazed)
- Melamine sliding wardrobe doors

DOOR FURNITURE
- Gainsborough tri-lock set to entry
- Gainsborough Governor to other external doors
- Gainsborough, Carla, Amelia, Regal or Imperial Levers to all internal doors

LAUNDRY
- 45 litre insert trough SS with by pass and Posh Bristol Mixer 4 Star Min.

ROBES

- White coat melamine shelving to WIR include two Melamine Shelf Towers and hanging rail under top melamine shelf
- Bedrooms-One shelf Tower top melamine shelf and hanging rail
- Linen & pantry-4 rows of melamine shelves as per plan
- Chrome hanging rail

PAINTING

- Ceilings, wall and doors painted with Dulux products: 3-coat system
- Internal woodwork lightly stained in clear poly satin or painted
- All external work painted in Dulux Weathershield low sheen

KITCHEN

- Laminate or 2pak satin finish paint to all cupboards with melamine postformed benchtops (built in twin bins)
- Site built pantry as per plan
- Overhead cupboards where applicable
- Posh Solus MkII 1 & 3/4 bowl sink with Mizu Drift square mixer
- Baumatic kitchen appliance package - includes dishwasher

BATHROOMS

- Joinery built vanities with High Moisture resistant Melamine with silent closed drawers
- Framed Clear shower screen with pivot doors
- Mirrors with polished edges over vanities
- Mizu Mixer taps and fittings 4 Star Min.
- Posh Bristol shower rail to all showers
- Posh Dominique toilet suite with Soft Close Seat in white 4 Star Min.
- Gen X accessories
- Posh Domaine Insert Bath 1690
- Posh Domaine vanity basin insert

TILING

- Floors in bathroom, ensuite, laundry and toilet
- Bathrooms and ensuites tiled to 1.2m high on all walls and 2m in showers
- 400mm splash back above laundry trough and washing machine. Kitchen to underneath side of overheads
- Tiled shower bases
- Tile allowance $38m2 (supply)

CLOTHESLINE

- Rotary or wall mountable clothesline in choice of colours

OPTIONAL

Soil test if not house and land package

Floor coverings other than to wet areas

Decorative light fittings

Fencing

Driveway & paths

Letterbox

Landscaping

Retaining walls