



SERVICES & SITE COSTS

- Standard site costs
- BASIX Certificate
- Home Warranty Insurance (HBCF) policy
- Long service levy fees
- Architecture plans
- Engineering plans
- Contour survey
- Complying Development Certificate (CDC) fee and inspection (PCA)
- Sydney water standard approval fees
- Standard gas connection fees
- Excavation and levelling the site on SLAB area only
- Insulation and rainwater tank according to BASIX certificate
- Provide temporary toilet and fencing
- Provide water connection to near side
- Provide concrete pump for slab pour
- Internal drainage and sedimentary fence
- Provide Telstra underground cabling
- Sewer and external stormwater connection to an existing junction
- Fall protection as required by local work safety authorities to double storey homes only

SECURITY FEATURES

- Construction risk insurance
- 90 days maintenance period
- 6 years structural guarantee
- Internal alarm system
- Video intercom
- Hard-wired smoke detectors with back up battery
- Privacy locks to ensuite, bathroom and master bedroom
- Deadlocks to all external doors, hallway doors & internal garage doors
- Earth leakage safety switch protecting all powerpoint

INTERNAL INCLUSIONS

- Standard architraves and skirtings
- 90mm cove cornices
- 2700mm ground floor ceiling height
- 2500mm upper floor ceiling height(double storey house)
- All internal and external painting choice from Dulux
- 3 coats on walls and timberwork
- 2 coats on ceiling and eaves
- Paint finish to external cladding and downpipes
- Linen cupboard (subject to design)
- Standard shelving mirror wardrobes in bedrooms
- Fully ducted reverse cycle air-conditioning system
- Powdercoated aluminium frame windows with fly mesh
- Hume selected range of entry and internal doors
- Sliding doors with key locks

FLOORING INCLUSIONS

- 600mm X 600mm tiles for the main floor areas and laundry
- Slip resistant tiles for the outdoor area (porch, alfresco, balcony)
- Carpet in bedrooms, study/media rooms (if applicable)
- Ceramic floor tiles to all wet areas

ELECTRICAL & SERVICES

- 30 LED downlights for single storey & 45 LED downlights for double storey design
- Single-phase power connection to an existing connection
- 2 X Television point in your preferred position
- 2 X double powerpoints to each bedroom
- Standard power point in family rooms and kitchen
- Slimline Clipsal double powerpoint & switch's throughout
- National Broadband Network (NBN) provision
- Gas package including cook top, hot water and gas heating point



KITCHEN FEATURES

- Polyurethane kitchen cabinets with soft close door
- Stainless steel bowl sink
- Sink mixer tapware in chrome
- Glass splashback
- 40mm stone benchtop selection from builders' standard range
- Soft close metal drawer
- Bevel edged handles
- 900mm electric 5 function oven
- 900mm gas cook top
- 900mm canopy range hood
- 600mm dishwasher
- Microwave space with service connection

BATHROOM FEATURES

- Free standing bathtub with overflow/ no overflow and smart tile chrome waste
- Framed clear glass shower screens
- Hand held dual function shower head & rail to all showers
- Wall hung vanities with ceramic tops
- Frameless mirrors to suit vanities
- Chrome mixer taps for shower, bath and basin
- Ceramic toilet with soft close seats
- Single or double chrome towel rails in bathroom and ensuite
- Single IXL(bathroom,heater, exhaust fan & light) for all bathrooms
- Exhaust fan to ground floor for double storey design only

BATHROOM TILES

- 300mm x 300mm floor tiles
- 300mm x 300mm or 300mm x 600mm ceramic wall tiles
- Floor to ceiling wall tiles
- Bathroom niches
- Waterproofing to the bathroom wall & floor according to Australian Standard.

LAUNDRY FEATURES

- 45 litre stainless laundry tub with metal cabinet
- Chrome flick mixer
- One row of splashback tiles over the laundry tub
- Washing machine connection
- Solid/semi-solid external laundry door with glazed panel
- Waterproofing to laundry floor

STAIRCASE

MDF staircase with carpet covering. The staircase will have timber/aluminium/steel balustrades with timber handrail (pine).

EXTERNAL INCLUSIONS

- Treated timber frame including timber beams and steel beams
- M class concrete slab for moderately reactive soil condition but allow upto H1 class if required
- Brick veneer construction
- Brick from Austral Builder Range
- Brick ACID cleaning
- Concrete roof tiling from Monier
- Termite protection to pipe penetrations and perimeter cavity
- Pest treatment with 10 years suppliers' warranty
- Colourbond guttering, fascia and round PVC downpipes
- Front and rear garden taps
- Coloured concrete driveway