

APPROVALS

- Standard Building Approval included.
- Standard Building Application Fees included.

SITE

- Contour Survey, Soil Test and footing design to H1 included.
Additional cost may apply for H2 and E sites which is not included in the Fixed Price Contract.
- Concrete Pump, soil removal and soil retention included.
- **Wind Rating** - N2 included.
- **Service Connection** - Underground power, water, sewer and stormwater connected in to existing connection points.
- **Access** - All weather provided.
- **Retaining** - Necessary retaining works included.
- **Cut and Fill** - Included where necessary.
- **Site Clean** - Standard on completion.
- **Turf** - To front and rear of yard. Pebbles to narrow sides where required.
- **Driveway and Front Porch** - Exposed Aggregate.
- **Fencing** - 1800 Pine Paling to side and rear boundaries (unpainted) with side returns.

HOME - EXTERNAL

- **Facade** - From Builders PRIMA facade options.
- **Roof** - Colorbond Custom Orb profile - colours from standard range.
- **Fascia and Gutter** - Colorbond metal - Gutter profile - 150mm Quad.
- **Aluminium Sliding Windows and Doors** - Powdercoated finish with keyed locks. Colours from Builders PRIMA range.
- **Downpipes** - 90mm PVC round - painted.
- **Termite Protection** - To meet prevailing standards.
- **Bricks** - From Builders PRIMA range with natural raked mortar.
- **Render** - Where indicated on facade - one paint colour.
- **Cladding** - When included WeatherTex from Builders PRIMA range.
- **Front Entry Door** - Humes Newington or Verve with Clear Glass. Door Furniture Gainsborough Lennox Horizontal Entrance Set.
- **External Taps** - Two (2) included.
- **Hot Water System** - Instantaneous Gas Unit.
- **Alfresco** - Where indicated on plans is under main roof. TILED concrete floor.
- **Garage Door - Automatic** Panellift Door with two (2) remote controls - panels from Builders PRIMA range.
- **Laundry Door** - Humes XF1 - except when indicated as Alum Slider.
- **Rear Garage Door** - Where indicated on Working Drawings - Hinged Humes Duracoat X1.
- **Closetline and Letterbox** - from PRIMA range. Moulded Letterbox from Builders PRIMA range.
- **Energy Rating** - six (6) star.
- **Flyscreens** - to aluminium joinery.

HOME INTERNAL

- **Ceiling Height - SINGLE STOREY - Approximately 2570. DOUBLE STOREY - 2440 Lower Level - 2440 Upper Level.**
- **Internal Doors** - Readicote Flushboard.
- **Door Furniture** - Gainsborough Lennox Leverset throughout.
- **Cornice** - 90mm Cove Plaster Cornice throughout.
- **Mouldings** - 68x12 FJ Pine Skirtings and 42x12 FJ Pine Architraves with standard splayed profile.
- **Wardrobes** - Hanging rail - white melamine shelf - Mirrored Sliders.
- **Linen** - Four (4) white melamine shelves. Doors as indicated on Working Drawings.
- **Paint** - Two (2) colours from Builders range - Three coat system.
- **Carpet** - From Builders PRIMA range to Bedrooms, Walk in Robe (where indicated on Working Drawings) and separate Living Areas.
- **Tiles** - From Builders PRIMA range to Main Floor areas (ex Garage). See also Wet Area Tiling.

LAUNDRY

- **Cabinetry** - Stone Benchtop with laminated floor cupboards. Project 45 Litre Flushline Drop In Tub - stainless.
- **Tub Tapware** - Gareth Ashton Conic Pullout Sink Mixer - Chrome.
- **Washing Machine Taps** - Under Laundry Tub.

KITCHEN

- **Pantry** - As detailed on Working Drawings - four (4) shelves.
- **Cupboards** - Floor units - PVC square edge laminated doors with white melamine interior. Doors and Kickboard one (1) colour from Builders PRIMA range. One (1) bank of four (4) drawers. All Cupboard Handles from Builders PRIMA range.
- **Benchtops** - Stone Benchtop from Builders PRIMA range.
- **Overhead Cupboards** - Where indicated on Working Drawings. Colour to match selection for Kitchen Cupboards from Builders PRIMA range.
- **Sink** - Abey PR175 Project one and three quarter bowl - stainless.
- **Sink Tapware** - Gareth Ashton Conic Pullout Sink Mixer - Chrome.
- **Microwave Space** - Included with single power point.
- **Dishwasher** - Omega ODW702X - Stainless - installed.
- **Upright Cooker** - Omega OF914FX 900 - Gas Cooktop - Stainless.
- **Rangehood** - Omega ORT9WXA - 900 Front Recirc - Stainless.

BATHROOMS

- **Bath** - Where indicated - Decina FA1525W Fabrino -1525 acrylic White.
- **Bath Tapware** - Gareth Ashton Madison Avenue Wall Mixer Chrome with std spout.
- **Shower** - Tiled base with Chrome Floor waste (square).
- **Shower Tapware** - Gareth Ashton Madison Avenue Shower Mixer - Chrome with Abey Monza Round Rain Shower Shower Rail - Chrome.
- **Shower Screen** - Semi Frameless - clear glass - chrome frame.
- **Vanity** - Floor units - PVC square edge laminated doors with white melamine interior. Doors and Kickboard one (1) colour from Builders PRIMA range. One (1) bank of drawers. All Cupboard Handles from Builders PRIMA range.
- **Vanity Top** - Stone Benchtop. Colour from Builders PRIMA range.
- **Vanity Basin** - Arto 311A Square Counter Top China - White.
- **Basin Tapware** - Gareth Ashton Madison Ave Basin Mixer - Chrome.
- **Mirrors** - Framed Chrome finish.
- **Toilet Suite** - Azzurra Casa Neo Vitreous China Suite - White.
- **Toilet Roll Holder** - Gareth Ashton Park Avenue - Chrome.
- **Towel Rail** - Gareth Ashton Park Avenue - Double Rail - Chrome.

WET AREA TILING

- **Selection** - From Builders PRIMA range.
- **Showers** - Walls - up to 2000 high.
- **Bath** - Walls - one tile over Bathtub.
- **Vanity** - Splashback - one tile over Vanity.
- **Kitchen** - Splashback - up to 600 above Kitchen Bench.
- **Laundry** - Splashback - one tile over Laundry Tub.
- **All other Wet Area Walls** - Skirting Tile - one tile high.

ELECTRICAL

- **Light Points** - One (1) per individually named room including one (1) to Entry and Hallway and one (1) to exterior front (Porch/Portico) and one (1) to Alfresco/Patio.
- **Light Fittings** - LED Downlight - White. 3IN1 Heather Fan Light to Bathrooms.
- **Ceiling Fan Lights** - One (1) to each Bedroom - Brushed Aluminium.
- **Double Power Points** - One to each individually named internal room **except** two (2) to Kitchen and Bedroom 1 / Master. **No** double points are included to Walk in Robes, Wardrobes, Entry, Hallway areas, Separate Toilet, Pantry or Broom Cupboards.
- **Appliance Point** (Single Power Point) - One (1) to Fridge Space, Rangehood, Microwave Space, Dishwasher Space and Garage Door.
- **Telephone Point** - One (1) to preferred location.
- **TV Point** - One (1) to preferred location. **Aerial excluded.**
- **Smoke Detectors** - To meet prevailing standards.
- **Air Conditioners** - One (1) min 6KW Split System Inverter to Living Area - One (1) min 2.5KW Split System Inverter To Master.