

STANDARD INCLUSIONS.....



INCLUDED TENDER ITEMS

- * Site Inspection
- * Long Service Levy
- * Council DA and CC application fees
- * Basix Certificate
- * Contour Survey and Soil Report
- * Structural Engineers Detail and Documentation
- * Standard Surveyors fees
- * Construction and Home Warranty Insurance Premiums
- * Standard Sydney Water Board fees
- * All weather access as required by local Council
- * Sedimentation Control as required by local Council
- * Trade waste compound as required by local Council
- * Pest Control Certification
- * Perimeter Security Fencing OHS Regulation 75m Allowance
- * Basic Bricklayers scaffolding, void protection, and roof railing (2 storey homes) subject to site conditions
- * 90 day maintenance period.

EXTERNAL FEATURES

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| Site Costs | Standard Site Costs (up to 1m fall over block) Excludes drop edge beams/garage step down if required. |
| Concrete Slab | Class "M" Waffle Pod Slab designed by Structural Engineer. |
| Pest Control | Termite Treatment system to BCA requirements. |
| Walls | Extensive Brick Selection from Builders Inclusive range. Off White mortar joints. |
| Roof | Concrete Roof Tiles from Builders Inclusive range. |
| Roof Plumbing | Colorbond metal fascia and guttering. Colorbond Quad gutter with 100x50mm rectangular downpipes. |
| Garden Taps | One tap to front and rear of home. |
| Windows | Aluminium Sliding Windows throughout. (Standard colours only) |
| Garage | Slimline Sectional Overhead Door, Manual Operation. (Standard colours only) |

INTERNAL FEATURES

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| Ceiling Height | 2440mm to Ground and First Floor. |
| Cornice | 90mm Cove Cornice throughout. |
| Skirting/Architraves | 42mm Contemporary Styled skirting and architraves. |
| Robes | One shelf and hanging rail to Walk In Robe and all other Robes. Four shelves to Linen and Pantry. |
| Shelving | Wire type shelving systems throughout. |
| Gas Package | Gas point provision to Cooktop, Hotwater System and 1No. point to Family/Lounge room. (Subject to Natural Gas availability) |

HOT WATER

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| Hot Water System | Gas Hot Water Unit (No controllers) |
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DOORS

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| Front Door | "Hume Newington" Range Entrance Doors |
| Entry Frame | Timber with clear glazed sidelights (Subject to design) |
| Laundry | "Hume Glass Opening" Rear Door or Aluminium Sliding Door where specified. |
| Internal Robes | "Hume Flush Panel" hinged doors (Chrome Hinges) |
| Garage Access | "Hume Flush Panel" hinged doors (Chrome Hinges) |
| Sliding Doors | Steel framed solid external door. Aluminum Sliding Doors where specified. (Standard colours only) |

DOOR FURNITURE

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| Front Door | Gainsborough Stronghold Lever Sets. |
| Laundry | Gainsborough Terrace Set. |
| Internal Robes | Gainsborough Contractor 700 Series Levers. |
| Garage Access | Gainsborough Diplomat Decorative Door Knobs. Gainsborough Terrace Set. |

FLOOR COVERINGS

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| Tiles | Ceramic Tiles to Entry, Foyer, Kitchen, Dining, Family (Builders Standard Range Allowance) |
| Carpet | Mcrea Cove 100% Polypropelene Textured Loop. |

KITCHEN

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| Cabinets | Fully laminated doors and end panels. |
| Benchtops | Fully laminated bench tops. |
| Handles | Designer handles from Builders Inclusive range. |
| Sink/Tapware | 1 and 1/2 bowl stainless steel sink including chrome sink mixer with swivel spout. 600mm Stainless Steel gas cooktop. |
| Cooktop | 600mm Stainless Steel fan forced underbench oven. |
| Oven | 600mm Stainless Steel. Externally ducted. |
| Rangehood | Provision including cold water and single power point. |
| Dishwasher | |

ENSUITE/BATHROOM/WCs/POWDER ROOMS

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| Vanity Units | Fully laminated floating type vanity units with fully laminated tops and Designer handles from Builders Inclusive range. |
| Vanity Basins | Vitreous China above counter or semi recessed basins. |
| Mirrors | Framed mirrors (Chrome). |
| Baths | 1500-1700mm Acrylic Baths. |
| Showers | Fully framed showerscreens with clear laminated glass pivot door as specified. Vitreous China close coupled toilet suites. |
| Toilet Suites | Look Glimpse-Designer metal accessories. |
| Accessories | Look -Basin mixers. |
| Tapware-Basins | Look -Bath mixers. |
| Tapware-Baths | Look -Shower mixers including Aspect Hand Shower on Rail. |
| Tapware-Showers | Combination Fan-Light-Heat to bathroom and ensuite. Exhaust fan to fully enclosed WCs and powder rooms. |
| Lighting/Exhaust | |

LAUNDRY

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| Laundry Tub | 45 litre laundry tub and metal cabinet. |
| Tapware | Chrome metal sink mixer, washing machine cocks concealed under tub. |

TILES

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| Ceramic Tiles | Ceramic Tiles to be chosen from Builders Inclusive Range. |
| Bathrooms/Ensuites | Skirting tiles to bathroom, ensuite, WCs, laundry and powder rooms. Wall tiles to 2000mm in showers, 450mm above baths and 150mm above vanities. Floor tiles to bath, ensuite, WCs, laundry and powder rooms. |
| WCs/Powder Rooms | 600mm splashback. |
| Kitchen | 300mm splashback. |
| Laundry | Rectangular chrome floor wastes. |
| Floor Wastes | |

STAIRS (If applicable)

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| Treads | Carpet grade treads and risers. |
| Handrail | Decorative Iron with timber handrail. |

ELECTRICAL

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| Lighting | Light points to all rooms (standard bayonet type throughout). |
| Power Points | Double power points to all rooms. |
| Television Points | Television point to family rooms. |
| Telephone Point | Telephone point to kitchen. |
| Smoke Detectors | Direct wired with battery backup. |

INSULATION

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| Walls | R1.5 to external walls. |
| Ceiling | R3.0 to ceilings. |

PAINTING

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| Walls | 2 coat low sheen washable (1 colour). |
| Ceilings | Flat acrylic to all ceilings (white only). |
| Internal Woodwork | Semi Gloss to interior timber and doors (1 colour to doors, skirting & architraves). |
| Exterior | Acrylic finish. |