

Standard Edition Fixtures & Finishes

General, Pre-Construction, Connections

Concept Plan, Preliminary Drawing and Working Drawings
 HIA Building Contract including GST
 Soil Test, Wind Rating & Engineers Footings design
 Local council building application fees (charges and permits only)
 Sewer, storm water, data & electrical connections up to 8m from slab (max). Owner to pay account fees where applicable

6 Star Energy Efficiency for Australian Standard
 QBCC Third Party / Building Insurance & Q Leave fees
 1 x Independent third party inspections as instructed by builder
 Your choice of internal and external colour schemes from Builders Range
 3 hour Colour Consultation with an Interior Designer

Warranties

QBCC Structural Warranty (6 years and 6 months)
 Visual Termite Barrier for Australian Standards




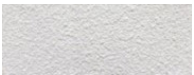
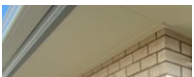

QBCC Non-structural Warranty (12 months)

Site Works, Slab, Frame







Ceiling height of 2550mm, joinery height of 2100mm
 Prefabricated structural wall frames and roof trusses

'H1' class concrete slab (waffle pod) up to 400mm above ground including under slab drainage. Additional costs may apply for higher classifications.






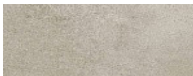

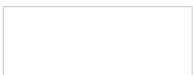




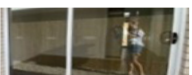








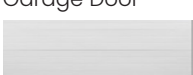
Energy Efficiency, Roof & External Cladding

Item	Details
Roof 	Metal Colorbond roof, fascia and gutter, PVC downpipes
Bricks 	Brickwork PGH one colour with grey mortar to sides and rear of house as per plans
Weatherboard 	Weatherboard Hardieplank Smooth 300mm or 230mm profile (design dependant)
Render 	Render finish to front facade as per plans (design dependent)
Soffit 	Soffit Hardieflex 4.5mm thick
Paint 	Paint 1 coat primer, 2 top coats
Insulation	R2.5 insulation to ceilings R1.5 insulation to lightweight cladded walls (design dependent) Reflective foil sarking to all external walls






Landscaping

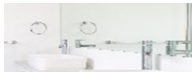




Item	Details
Driveway 	Exposed aggregate driveway as per plans with curb cutout
Fence 	1800mm butted timber pine as required to the block plus 1 x single side gate (existing fencing not included)
Turf 	Winter green turf to front, rear and sides
Gravel 	Gravel to 1 x side where required with weed matting underneath
Letterbox 	Camden parcel & mail charcoal pillar letterbox with 120mm stainless steel numbers
Clothesline 	Wall mounted standard fold-down clothesline 2.49m x 1.5m
Garden	Planted garden bed to front of lot (to 10sqm) including 4 x ground covers (140mm pots), 2 x small shrubs (200mm pots), 3 x large shrubs (300mm pots) and concrete garden edging

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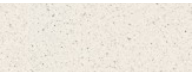


Floor Coverings		Tiling	
Item	Details	Item	Details
Bedrooms & Media 	Polypropylene textured loop pile carpet to bedrooms, robes and media (design dependant) with 11mm foam underlay	Living Areas 	Tiled Living Area Floors
Garage 	Concrete to garage floor	Alfresco 	Tiled Alfresco Floor
Porch 	Exposed aggregate porch	Wet Area 	Tiled wet area floors including skirting. Tiled platform shower floor.
		Walls 	Tiled shower walls to 2100mm Tiled bath splashback to 2100mm
		Splashback 	Tiled laundry cabinet splashback to 400mm high. Tiled vanity splashback to 250mm high. Tiled kitchen splashback to 600mm high
Windows, Doors & Furniture			
Item	Details	Item	Details
Front Door 	Hinged front door paint grade Hume XNI 920mm wide with clear glass	Windows 	Aluminium framed windows keyed alike, as per plans
Front Door Set 	Gainsborough 450mm stainless steel G4 series square pull handle entrance set (with deadlock if smart tech removed)	Obscure Glass Windows 	Standard obscure glass to bathrooms, ensuite and WC
External Sliding Doors 	Aluminium framed sliding doors keyed alike, as per plans	Insect Screens to Windows 	Insect screens to openable windows (excludes upgraded openings such as louvres, etc.)
External Doors 	Hume flush doors paint grade with door stops as per plans	Blinds to Windows 	Roller blackout blinds to windows (excludes kitchen, pantry, obscure glass and entry side light if applicable)
External Door Set 	Tradepro Colton entrance knobset - satin chrome	Internal Doors 	Hume flush doors paint grade with white door stops as per plans
Insect Screens to Sliding Doors 	Insect screens to sliding doors (excludes upgraded openings such as bifolds etc.)	Internal Door Set 	Tradepro Bela internal door furniture, satin chrome. Privacy set to master bedroom, main bathroom and WC. Passage set to remaining rooms
Blinds to Sliding Doors 	Roller blackout blinds to sliding doors (excludes laundry)	Garage Door 	Colorbond sectional garage door standard motor. Includes 2 x remotes and wireless wall mounted controller (excludes windows)




Internal Fittings

Item	Details
Architraves 	42mm x 11mm pine FJ architraves bevel
Skirtings 	68mm x 11mm pine FJ skirtings bevel
External Architraves 	42mm x 42mm pine FJ H3 external architraves (design dependent)
Cornice 	90mm cove plaster cornice
Wall Linings 	10mm plasterboard to internal walls & ceilings. 6mm villaboard/wr board to wet areas.
Paint 	Paint 1 coat primer, 2 top coats

Item	Details
Bathroom Mirrors 	Frameless mirror full width of vanity, 1000mm in height to main bathroom and ensuite
Shower Screens 	Semi frameless Chrome shower screens, 1970mm high with clear glass (design dependant)
Linen 	4x white melamine shelves to linen with hinged doors or vinyl sliding door with chrome frames (design dependent)
Sliding Robe Doors 	Vinyl sliding door robes with chrome frames
Robe Shelving 	Fixed shelf 1800mm high with single hanging rail to all bedrooms

Cabinetry & Stone

Item	Details
Kitchen Benchtop 	Stone benchtop 20mm Essastone to kitchen
Kitchen Cabinetry 	2110mm high cabinetry. Bulkheads above kitchen cabinetry (excludes pantry) 1 x bank of 4 metal sided drawers with cutlery insert. 1 x pot drawer
Pantry 	4 x melamine shelving to pantry (design dependent)


















Item	Details
Bathroom Benchtop 	Stone benchtop 20mm Essastone to main bathroom and ensuite
Bathroom Cabinetry 	Custom built cabinetry with under bench cupboards (excludes drawers) to main bathroom and ensuite
Cabinetry Handles 	Handles from standard range to kitchen, laundry, main bathroom and ensuite

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Electrical Fitout			
Item	Details	Item	Details
Oven	1 x oven 600w Baumatic B05M with 5 functions, black and glass knob control	Powerpoints	2 x double to kitchen 1 x single for dishwasher 1 x single for microwave 1 x single for fridge 1 x appliances circuit combined 2 x double to master bedroom 1 x double to all bedrooms 1 x double media (design dependent) 1 x double to study (design dependent) 1 x double to living 1 x double to dining 1 x double to bathrooms 1 x double to laundry 1 x double to garage 1 x double weatherproof to alfresco
Cooktop	1 x electric cooktop 600w Baumatic BCT4 touch control ceramic	Air-conditioning	1 x Split system Rinnai air-conditioner 7.0kw RINV70C to living area 1 x split system Rinnai air-conditioner 2.5kw RINV25RC to master bedroom
Rangehood	1 x rangehood 600w GDA GEH6017 recirculating slide out	Ceiling Fan	1 x ceiling fan HPM inspire sweep 1200mm white (without light) to all bedrooms
Dishwasher	1 x dishwasher 600w Baumatic BI4DWS with 14 place setting and 5 wash programs	External Fan	1 x external ceiling fan atrium 316 stainless steel (without light) to alfresco
TV Point	1 x living room 1 x media (design dependent)	Other	1 x TV antenna, hardwired smoke alarms to meter box, NBN internal wiring ready
LED Downlight	2x LED downlights to all bedrooms, living areas, hallways & media (design dependent) 1 x LED downlight to laundry, walk-in pantry, study, walk-in wardrobe and WC (design dependent)		
External LED Downlight	1 x external LED downlight to porch 2 x external LED downlight to alfresco		
LED Batten	1 x LED slimline batten light to garage		
Exhaust Fan	1 x exhaust fan/light unit to all non-ventilated toilets in lieu of LED downlight		
Light/Heat Lamp/Exhaust Fan	1 x light/heat lamp/exhaust fan unit to all bathrooms		
External Spotlight	1 x external spotlight with sensor		
Switches	As per electrical plans (excludes dimmer)		
Data / Phone Point	1 x point to living as per plans 1 x point as per plans		

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Plumbing Fittings

Item	Details	Item	Details
Kitchen Sink 	Abey entry 175 stainless steel 1 & 3/4 bowl with drainer 1080mm	Wall Mixer 	ACL Otus wall mixer chrome to main bathroom and ensuite
Kitchen Sink Mixer 	ACL Otus swivel basin mixer chrome	Towel Rail 	1 x ACL Ruby double towel rail 800mm chrome to main bathroom and ensuite
Laundry Tub 	Everhard Project 45ltr stainless steel bowl and white metal cabinet	Bath 	Keeto 1500mm back-to-wall freestanding bath
Laundry Sink Mixer 	ACL Otus swivel basin mixer chrome	Bath Spout 	ACL Yale bath spout 220mm chrome
Basins 	Arto round above counter basin with tap hole to main bathroom and ensuite	Toilet 	Paco Jaanson Opal Mk3 close coupled toilet suite with poly soft close seat
Popup Plug & Waste 	Austworld 32mm popup plug and waste chrome to main bathroom and ensuite	Toilet Roll Holder 	ACL Ruby toilet roll holder chrome
Basin Mixer 	ACL Otus basin mixer chrome to main bathroom and ensuite	Hot water storage 	Electric storage hot water unit Rinnai 250L
Shower Rail 	Azzurra universal rail shower chrome to main bathroom and ensuite	Taps 	2 x water taps with stop valves
Dishwasher	Dishwasher taps	Floor Waste 	Square chrome floor wastes
Washing Machine	Washing machine taps		

Stairs, Ballustrades & Balconies

Item	Details
Internal Stairs	Cover grade closed staircase. Painted timber ballustrade
Balcony	Tiled decking floor. Aluminium ballustrade

Exclusions

Item	Details
Retaining Walls	No allowance unless specified in quote
Demolition	No allowance unless specified in quote
Rock	No allowance unless specified in quote
Bushfire	No allowance unless specified in quote
Noise Control	No allowance unless specified in quote
Connections	No allowance for connecting or installing third party services - eg. electricity, NBN, Foxtel, telephone etc. For dual occupancies, please be aware there are additional connection fees for services (examples above).