

STANDARD INCLUSIONS

EXCLUSIVE TENDER ITEMS

The following items will be included in your tender:

- ✓ Work drawings
- ✓ Development and construction certificate application fees
- ✓ Home owners warranty (construction insurance premium)
- ✓ Water authority application fee
- ✓ Structural engineers certification for concrete slab and steel
- ✓ Initial surveyors and engineers fees
- ✓ Site contour survey by registered surveyor
- ✓ Identification survey by registered surveyor
- ✓ Soil test by accredited engineer
- ✓ Pest control certification
- ✓ 6 star energy rating

SLAB

Concrete slab to be "H" classification constructed in accordance with AS2870.1 -1996, design and certified by qualified Engineer. Includes: Concrete pump for slab

PEST TREATMENT

Under slab termite protection

Perimeter barrier and chemically impregnated collars to slab penetrations.

BRICKWORK

Builder's category clay bricks as per colour selection with natural mortar and natural colour raked joints.

(PGH Bricks & Pavers)

ROOF

COLORBOND metal roof, fascia, gutter as per plan and colour selection.

INSULATION

Roof Insulation - 55mm Anticon blanket

TIMBER FRAME AND TRUSSES

Walls 70mm tick stabilized timber frame throughout

Framing graded and season treated pine to N2/W33 specification

Trusses to manufacturers design to N2/W33 specification

DRIVEWAY / PORCH / PATH

CCA Treated timber pergola with exposed aggregate for driveway/porch/path base

or as per plan

Security Sensor Light to pergola area as applicable

GARAGE

COLORBOND sectional overhead operation door (refer working drawings for width of door)

Two remote controls to garage door

DOOR FURNITURE – EXTERNAL/INTERNAL

Choice of 3 paint-finished front entry doors (width of door dependent upon selected home)

Humes, Newington XN5 & XN1 or similar

Rear door 1/3 Glass hinged weatherproof as applicable

Entrance set with separate deadbolt to front door

Internal doors- Flush panel Redicote Doors.

Room door furniture selected from builder's range

FENCING

1800mm high industry standard CCA treated timber fence.

One gate fitted to front side fence as applicable

LANDSCAPING

Full "A" grade turf to front and rear

2 external taps, one to front and one diagonal opposite rear

Garden edging as per builders selection

Landscape gardens, mature trees and plants to front – preliminary cost allowance \$ 1,000.

LETTER BOX

Aluminum powder coated as per colour and builders selection

CLOTHESLINE

Clothesline – wall or fence mounted aluminum powder coated as per colour and builders selection

WINDOWS

Clear glass with aluminum powder coated frame as per colour selection

Windows locks to all openable windows

Side and Rear Elevations: Aluminum sliding with powder coat finish.

Aluminum framed insect screens, powder coat finished to match windows with fiberglass mesh fitted to all openable windows of house only.

Sliding doors – aluminum framed, powder coat finished to match doors with fiberglass mesh fitted to all sliding doors (Excludes hinged bi-fold, bi-parting and tri-sliding doors)

PAINT WORK

All paint colours to be selected.

External – Front door: Sealer undercoat with enamel gloss top coats

Other Hinged Doors and Sliding doors: Sealer undercoat with gloss enamel top coat

Internal woodwork and Doors, including internal face of External sliding Doors: Sealer undercoat with enamel gloss top coats (doors, skirting and architraves to be one colour)

Ceilings: Flat acrylic (one colour throughout)

Walls: Sealer undercoat and one top coat washable Matt acrylic (One colour throughout)
(Two coat system)

KITCHEN CABINETRY

Stainless Steel 600 mm Multi Function wall/under bench oven or as per plan

Stainless Steel 600 mm Hot Plate or as per plan

Stainless Steel 60mm Range hood

Stainless Steel kitchen sink

Single lever mixer tap, chrome finish

20mm Stone bench top

Formica or similar commodity door and white shelves to cupboards

Pantry door and white shelves or as per plan

Overhead cupboards as per plan

Tiled splash back

Dishwasher provision with point connection

All items as applicable to suite plan, colour and builders selection

BATHROOM AND ENSUITE

1500mm Rectangular white acrylic bath as per builder's selection

Laminate under bench cabinet and laminate benchtop

Framed mirror

Clear safety glass shower screen with powder coated frame

Wall tiles to 180mm in shower

Tiles to 1200mm in bath

White vitreous china toilet suite with concealed waste and dual flush cistern and chrome mini cistern stop tap

Standard shower rose, chrome finish

Bathroom accessories – Chrome finish from the builders' selection

Exhaust fan to toilet

All items as applicable to suit plan, colour and builders selection

LAUNDRY

45 litre single bowl stainless steel, with bypass white finish metal cabinet under and mini washing machine stop taps inside laundry cabinet.

Single lever mixer, chrome finish

HOT WATER SYSTEM

250 Liter fitted with Tampering valve

FLOOR COVERINGS

Wall tiles and bath hob: Ceramic wall tiles to areas as per standard working drawings

Floor tiles: Ceramic floor tiles to living areas, hallways, laundry, bathroom and ensuite as per standard working drawing

Carpet to all formal living area and all bedrooms or as per plan and per colour selection

Fibre pile is 100% Polypropylene

WINDOW COVERINGS

Blinds to all clear glass windows and glass sliding doors to builder's specs

No blinds to bathroom, ensuite, toilet or garage

ELECTRICAL

Light Fittings as per builder's selection

Double power points excluding dishwasher and microwave provision (available on certain homes only)

Internal light points - fixed batten holder with cowl shades to all light points

External light points – Fixed batten holder to entry and weatherproof adaptor to rear as per drawings

Smoke detector – Hardwired with battery backup

Exhaust Fans – Above all showers and water closets without direct ventilation to outside air

TV Point – One point including 5m of coaxial cable to roof space as per working drawings

Safety Switch – RCD safety switches and circuit breakers to meter box

Telephone Point – Underground connection from house to supply pit (maximum 20 meters)

Power split system Air Conditioner to living room and master bedroom

Fans to 2nd and 3rd bedroom

STORAGE

Shelving

Robes: Ventilated wire shelving system and hanging rail

Walk in Robe: Ventilated wire shelving system and hanging rail

Doors

Sliding Robe: 2065mm high vinyl clad finish, colour selection from builder's selection

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