

PRELIMINARY

Site classification report

Contour survey

Preparation of plans and Basix certificate

Council Development application fee

Statement of Environmental Effects

Construction Certificate application fee

Long Service Levy

Home Building Compensation Fund Insurance

Peg out & identification surveys

EXTERNAL

Silt and erosion control

Waffle pod concrete slab construction to suit H1 class site (subject to site classification and engineering plans)

Kordon Termite Barrier pest control system

PGH Face bricks from builder's range or Hardies Scyon cladding as per plan

Colorbond roof or concrete 'Elabana' or 'Atura' profile roof tiles from Monier

H2 treated pine 90mm frame and trusses

Colorbond fascia and gutter

Hume Newington front entry doors

Gainsborough Angular Trilock lever design entrance set to front entry doors

Powder coated aluminium windows and sliding doors with key locks with fibremesh screens

Panelift garage door with pest and dust seals, remote control and 2 handsets to each unit

Sisalation to external wall frames

Party wall system to dividing wall

Taubmans 2 coat premium exterior paint

External tiles to verandahs, porches, patios and alfresco areas

Painted PVC downpipes

Front and rear taps

INCLUDING ALLOWANCES FOR:

- Bulk earthworks (subject to contour survey)
- Piering to underside of slab (subject to geotech report / engineering plans)
- Rainwater tanks (subject to BASIX requirements)
- Strata/ Torrens Title Subdivision costs
- Driveway, fencing, landscaping, clotheslines, letterboxes, clotheslines, stormwater drainage (subject to design)

EXCLUDED: Retaining walls and council contributions.

DESIGN SUBJECT TO SITE AND COUNCIL REQUIREMENTS. PRICE & INCLUSIONS SUBJECT TO DA/CC APPROVED PLANS AND FINAL SELECTIONS.

BLN 5117

INTERNAL

R3.5 Insulation to ceiling (excludes garage) and R2.0 Insulation to external walls and internal garage wall

Hume 2040 PCMDF flush internal doors

Gainsborough 75mm tube wall stops

Gainsborough Tradepro Bela door furniture

67mm skirting & architraves

90mm Cove cornice

Rheem 325ltr Heat Pump or Continuous Flow Gas Hot Water Service

Kitchen cupboards, 20mm stone bench tops and sink from Valley Kitchens builder's range

Omega 60cm oven, cooktop, rangehood and dishwasher

Recessed water point to fridge space

Laundry cupboards, laminate benchtops and 45L tub from Valley Kitchens builder's range

Ventilated or melamine high shelf and hanging rail to robes

Ventilated or melamine shelves (4) to linen cupboard

Trademarq wall hung vanities with Nova moulded tops

Frameless mirrors to match vanity width

Semi framed shower screens with frameless pivot door

Caroma Maxton bath

Caroma Clarke toilet suites

Projix mixer taps and Cosmo bathroom accessories

Wall and floor tiles from builder's range to wet areas

Inset shower niches

Taubmans 3 coat paint system

Floor tiles or vinyl planks to living areas

Holland blinds to windows and vertical blinds to sliding doors

Daikin split system air conditioning to living

ELECTRICAL (subject to electrical plan)

Downlights in all living areas

1200mm LED batten lights to garage

Wired 240V smoke detectors with battery backup

Single and double powerpoints

Two-way and dimmer switches

Digital TV aerial

TV wall outlets

Data outlets

Weatherproof single power point for HWS

Weatherproof double power point

250mm exhaust fans and/or heat/fan/light combos to wet areas

1200 ceiling fans with LED panel light to bedrooms

Wall mounted NBN enclosure with electrical sub board to garage