

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, letterboxes, clotheslines, stormwater drainage (subject to design)

EXCLUDED: Retaining walls, Council developer contribution, Hunter Water developer charge, Housing & Productivity Contribution (HPC).

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 (1.2m high) 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