GENERAL

- Standard Building Permit Application Fees
- Site Classification Report
- BAL Assessment Report – up to BAL Low included
- Building Information Report
- Sewer & Water Information Report
- Property Information Report
- Energy Rating Report using VURB method
- Builder's Warranty Insurance
- Public Liability & Products Liability Insurance
- Asset Protection Permit Application
- Working Drawing Plans & Structural Engineering Plans
- Colour Consultant

SITE PREPARATION

- Site Scrape. Excess Soil Spread on Site, or Stockpile on Site
- Temporary Fencing

SERVICES

- Gas Service Installation & Connections
- Installation of Sewer Drains & Connection up to 650m² Blocks & up to 1.2m deep
- Stormwater Drains 90mm connected to LPOD (All connections included to within the boundary)
- Dry Water Tapping up to 6m Set Back
- Underground Electrical Connection up to 6m Set Back
- Telstra connection from street to house – by 3rd party after hand-over

SLAB & FRAME

- Concrete Slab and Foundations to Standard Specifications (Full Engineering is required and may incur Variation)
- Stabilised MGP10 Pine Frame, Floor & Roof Trusses engineered up to wind loading of 'N2'
- Ceiling Height – Single Storey - Ground Floor up to 2700mm
- Ceiling Height – Double Storey - Ground Floor and First Floor up to 2550mm
- Termite Resistant collar to penetrations (Part A included/Part B not included)

WINDOWS & FLYSCREENS

- Aluminium Awning Single Glazed Windows (Standard Profile)
- Aluminium Single Glazed Sliding Doors (Standard Profile)
- Flyscreens to Opening Windows (Standard Mesh)

ROOFING

- Colorbond Roof up to 22.5° pitch - No eaves
- Colorbond Fascia & Quad Slotted Gutter
- Colorbond Downpipes 100x50mm
- Scaffold and Guardrail throughout installation (OHS requirements)
**EXTERNAL FAÇADE**
- Traditional Façade (Where applicable to Selected Façade)
- Horizontal Smooth Plank Cladding (where applicable to Selected Façade) (Width/Profile)
- Vertical Sheet Cladding (where applicable to Selected Façade) (Width/Profile)
- Render (Where applicable to Selected Façade)
- Cement Sheet Infills Above All Windows Other Than Front Windows
- Aluminum Windows with powder coat finish and keyed locks (Standard Profile)

**BRICKS**
- Bricks – Builders Range (Up to Category 3)
- Mortar - Standard sand and cement
- Brick & Lintels Above Windows and Doors (where applicable)

**GARAGE**
- Sectional Panel Lit Door to Front (4800mmW x 2100mmH as per plan) Including 2 Remotes
- Roller Door to Rear (If applicable to Plan)
- Flush Panel Paint Grade 820mm x 2040mm Door (If applicable to Plan)
- Plaster to Ceiling with 75mm Cove Cornice

**ALFRESCO (GROUND FLOOR)**
- Plain Concrete Floor (If Applicable to Plan)
- Timber Paint Grade Corner Post and Beam
- Lined Ceiling

**DECKING (UPPER STOREY ONLY)**
- 140x19mm Merbau Decking (If applicable to Plan) - unstained
- Lined Ceiling (If applicable to Plan)
- Timber Paint Grade Corner Post - Paint Grade (If applicable to Plan)
- Powder Coated Aluminium Balustrade with Glass Inserts (If applicable to Plan)

**ELECTRICAL**
- LED Downlights to Entry, Kitchen, Meals & Living Area
- Light Outlets - Single Batten Holders to Bedroom, WiR, Pantry & Laundry, Powder
- External lights - Standard bunker/Spotlights - 4x as per plan
- Double Powerpoints (White C2000)- 25x as per plan (may vary depending on plan)
- Owner-Supplied Lights fitted to Front Elevation (2x) & Over Kitchen Bench (2x)
- NBN Hub with 6 point Provisioning
  - TV Points - 2x as per plan
  - Phone Points – 2x as per plan
  - Data Points – 2x as per plan
- Smoke Detectors - as required by plan
- 3-in-1 Light/Fan/Heat - 2x as per plan
### HEATING / COOLING
- **Braemar Central Heating** up to 10 Points - 5.6 star (provision for unit and ductwork space to be assessed on site – alternative options may be required if not enough room)
- **Braemar Evaporative Cooling** up to 9 Points (provision for unit and ductwork space to be assessed on site – alternative options may be required if not enough room)

### DUCTED VACUUM SYSTEM
- **Premier Clean Ducted Vacuum System** up to 4 Points Including Extra Point in Garage

### ALARM SYSTEM
- **Hills Alarm System** up to 4 Detectors with Telephone Point

### INSULATION
- **Anti-Glare Sisulation** to external walls
- **Walls** - R2 batts
- **Ceilings** - R6 batts

### PLASTER
- **Ceiling & Wall Sheets** - 10mm Plasterboard
- **Shower Walls** only – 6mm Villaboard
- **75mm Square Set Comice** to Entry, Kitchen and Living
- **75mm Cove Cornice** to remaining walls (including Robes/Linen/Storage)

### ARCHITRAVES & SKIRTINGS
- **Architraves** - 67mm MDF Single Bevel
- **Skirting** - 92mm MDF Single Bevel

### DOORS
- **External Front**
  - Corinthian Entrance Door (2040mm x 920mm) - Paint Grade PMAD106 (Door Frame: Timber/Aluminium)
  - Lockwood Entrance 465mm Profile: 143
- **External Rear**
  - Corinthian Flush Panel External Door (2040mm x 820mm) - Paint Grade
  - Lockwood Symmetry Entrance Knobset
- **Internal**
  - Corinthian Redicote Flush Panel (2040mm high)
  - Lockwood Velocity Series Handles

### STAIRCASE (INTERNAL)
- **MDF Closed Tread** – Carpeted (if applicable to Plan)
- **Clear Stained/Painted Timber Handrail** (if applicable to Plan)

### PAINTING
- **Dulux Full Gloss/Satin Finish** to All Interior Woodwork (NOTE: 3 x Optional Colours)
- **Dulux Washable Low Sheen Finish** to Plaster Walls – 3 Coats (NOTE: 3 x Optional Colours)
- **Dulux Flat Finish to Ceilings** – 2 Coats (NOTE: 3 x Optional Colours)
- **Dulux Exterior Low Sheen** – 2 Coats (NOTE: 3 x Optional Colours)
WALL TILES
Beaumont Tiles - Gold Range up to 600x300mm:
- Kitchen - Glass Splashback (Cat 3) or Tiled Splashback up to 700mm above Bench
- Bathroom/Ensuite Vanity - up to 300mm above Vanity & Mirror
- Bathroom Walls – up to 600mm above Bath
- Shower Walls – up to 2000mm High
- Laundry - up to 300mm High Over Bench & Trough

KITCHEN / W.I.P
- Custom-made Vinyl Wrap to Cupboards & Overhead Cupboards Doors (700mm above bench/stovetop) (No overheads above fridge)
- Standard Lincoln Sentry Handles
- 40mm-Edge Stone Benchtops (as per plan) - Deluxe Range (does not include Waterfall)
- 4x Pot Drawers (as per plan)
- 4x Drawer with Cutlery Insert to Top Drawer
  - Sink - Afa Cubeline Double Bowl Undermount Sink 802mm SS (no drainer)
  - Sink Mixer - Teknobili Flag 96113 G/Neck - 9503798 / Mizu Bloc - 9503680 / Mizu Soothe
  - Gas 5 Burner Cooktop - 900mm Blanco BCG95Xfcc 5B Wok BBQ Burner
  - Built-In Oven - 900mm Blanco BOSE99XP 9-Function SS
  - Slideout Rangehood - 900mm Blanco BRS902X SS FA
  - Dishwasher - 600mm Blanco BFD645X 60SS
  - 4x Washable White Melamine Shelves (Pantry Only)

LAUNDRY
- Custom-made under bench Melamine Cupboards with Doors (If applicable to Plan) (no overheads)
- Postformed Laminated Bench Top
  - Trough with Bypass - Posh Solus Stainless Steel 45Ltr
  - Sink Mixer - Posh Solus MKII Gooseneck sink mixer
  - Dura Acro Washing Machine Stops - 100812

BATHROOM / ENSUITE
- Custom-made Melamine Vanity with Doors
- Standard Lincoln Sentry Handles
- 20mm Stone Benchtop – Standard Range Caesarstone/Quantum Quartz
- Bath - Carina 1675mm - 2006811 / Base 1760 Freestanding Bath
- Basin – Poca Diverta / AXA Hox - 1808467 / American Standard Heron Square Ucounter
- Shower Base – Tiled Insitu
  - Shower Head – American Standard Cygnet Twin Rail Shower – Rnd or Ceiling Mounted Arm and Posh Domaine shower head
  - Basin Mixer -Mizu Soothe CP - 9503817/ Mizu Bloc
  - Bath Mixer/Shower Mixer -Mizu Soothe CP / Mizu Bloc
  - Bath Outlet – Mizu Soothe - 9504031/ Mizu Bloc
  - Semi-Frameless Shower Screen & Pivot Door - 2000mm High
  - Tiled Shower Niche – 300mm H x 400mmW (approx.)
  - Towel Rail – Mizu Soothe 600mm - 9504044/ Bloc Single 660mm towel rail
  - Mirror - Custom Fitted over Vanity with Polished Edge
  - 3-in-1 Light/Fan/Heat (2 globe)
### HOME INCLUSIONS

**PLATINUM**

<table>
<thead>
<tr>
<th>Toilet Suite</th>
<th>Posh Dominique with soft close seat CC Suite S Sscs W/CP (4) (low inlet)</th>
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### BEDROOMS

- Built in Plaster Robes
- Washable White Melamine Shelves to WIR up to 1700mm High including 2x set of Drawers and 2x Shoe Racks
- Washable White Melamine Shelves to remaining Bedroom Robes up to 1700mm High
- Chrome Hanging Rail
- Sliding or Swinging Redicote Flush Panel Doors 2040mm or 2340mm High

### FLOOR COVERINGS

- Ceramic Floor Tiles to Wet Areas, Entrance, Kitchen, Meals - Beaumont's Gold Range up to 300mm x600mm Including Rectified Edge Tiles (as per plan)
- Carpet to … (as per plan) – Builder’s Range (Up to Category 3)
- Laminate Flooring to…. (as per plan)

### HOT WATER SERVICE & PLUMBING

- Rinnai Infinity S26n Solar Hot Water System - 1306123
- 215 ltr Storage Tank - 1306257
- 1x Solar Panel Collector – 1321384 & 1306496
- 2x External Water taps

### VARIATIONS BY OWNER...