

CONTEMPORARY INCLUSIONS

Contract & Statutory Requirements	Included
180 day quotation period.	<input checked="" type="checkbox"/>
180 day maintenance warranty period from practical completion (double industry standard).	<input checked="" type="checkbox"/>
6 year structural warranty.	<input checked="" type="checkbox"/>
Architectural plans.	<input checked="" type="checkbox"/>
Council or CDC submission and approval for standard dwelling.	<input checked="" type="checkbox"/>
Sydney Water submission and approval for standard dwelling.	<input checked="" type="checkbox"/>
Construction and warranty insurance premiums.	<input checked="" type="checkbox"/>
Standard services within 12m from the dwelling.	<input checked="" type="checkbox"/>
Water connection to near side of road.	<input checked="" type="checkbox"/>
Surveyors contour plan and peg-out of house position.	<input checked="" type="checkbox"/>
Surveyors slab edge board survey and final report confirming house position. (Includes AHD levels if required)	<input checked="" type="checkbox"/>
Scaffold and safety roof rail as required by WorkCover.	<input checked="" type="checkbox"/>
All weather driveway access and sediment control to site.	<input checked="" type="checkbox"/>
Trade waste removal.	<input checked="" type="checkbox"/>

Electrical & Safety Features	Included
Earth leakage electrical safety switch in single phase meter box.	<input checked="" type="checkbox"/>
One (1) light point to all rooms and one (1) external light point for exit points.	<input checked="" type="checkbox"/>
One (1) light point for alfresco and balcony where applicable.	<input checked="" type="checkbox"/>
One (1) double power point to all rooms and one (1) single point to appliances as required.	<input checked="" type="checkbox"/>
Two (2) smoke detectors complete with backup battery to be installed in appropriate locations for your safety.	<input checked="" type="checkbox"/>
Two (2) television points.	<input checked="" type="checkbox"/>
Two (2) phone points.	<input checked="" type="checkbox"/>
Exhaust fans to main bathroom and ensuite.	<input checked="" type="checkbox"/>

Internal & Fittings	Included
2400mm ceiling height to ground and first floors.	<input checked="" type="checkbox"/>
Brick veneer plasterboard lined garage. (Design specific)	<input checked="" type="checkbox"/>
10mm plasterboard lining to walls and ceilings with 50mm cove cornices.	<input checked="" type="checkbox"/>
Concealed stackwork to two storey homes. (Design specific)	<input checked="" type="checkbox"/>
Paint grade F/J pine timber pencil round 67mm skirting and 67mm architraves.	<input checked="" type="checkbox"/>
Paint finish to internal walls and woodwork. Woodwork 1 coat undercoat and 2 coats gloss enamel. Walls 'Finishing Touch' colour chart. Two coat paint system.	<input checked="" type="checkbox"/>
Staircase with closed treads and risers. Customwood suitable for carpet finish only. Stringer, handrail and posts for paint finish. Black finish steel balustrades.	<input checked="" type="checkbox"/>
White or silver wire vented shelving to wardrobes, pantry and linen cupboards.	<input checked="" type="checkbox"/>
Flush internal doors to bedrooms and wardrobes with standard chrome door handles.	<input checked="" type="checkbox"/>
Privacy locks to wet area private rooms and main bedroom.	<input checked="" type="checkbox"/>

Bathrooms & Wet Areas	Included
Wide choice of ceramic floor and wall tiles with a PC allowance of \$28/m ² RRP. Minimum 1.8m high in shower recess, up to 1.2m (from floor) high over bath with skirting to remainder.	<input checked="" type="checkbox"/>
Shower screens with pivot doors, clear safety glass and white or polished aluminium frame.	<input checked="" type="checkbox"/>
Caroma rectangular 1500mm, 1675mm or 1800mm bath. (Determined by house design)	<input checked="" type="checkbox"/>
Stylus white 3A rated dual flush toilet suites.	<input checked="" type="checkbox"/>
600mm, 750mm and 900mm laminate vanities with matching chrome framed mirrors. (Determined by house design)	<input checked="" type="checkbox"/>

Foundation	Included
M Class concrete waffle pod slab construction for moderately reactive soils designed by a qualified engineer.	<input checked="" type="checkbox"/>
Standard site costs with up to 500mm fall over building platform.	<input checked="" type="checkbox"/>

Exterior & Structural	Included
Frames and trusses to Australian Standard AS 1684.	<input checked="" type="checkbox"/>
22.5 degree roof pitch. (Determined by house design)	<input checked="" type="checkbox"/>
Plain concrete for tiling to front entry porch and alfresco. (Design specific)	<input checked="" type="checkbox"/>
Face bricks from builders Category 1 range including flush joint and off white mortar.	<input checked="" type="checkbox"/>
Roof tiles from builders Category 1 range.	<input checked="" type="checkbox"/>
Aluminium powder coated sliding windows and sliding doors with keyed locks.	<input checked="" type="checkbox"/>
Maintenance free Colorbond fascia and gutter.	<input checked="" type="checkbox"/>
Obscure glass to wet area private room windows excluding front elevation.	<input checked="" type="checkbox"/>
Part A & B termite pest treatment to AS 3660.1	<input checked="" type="checkbox"/>
R2.5 ceiling and R1.5 wall insulation.(excluding external garage walls and garage ceiling)	<input checked="" type="checkbox"/>
Colorbond roller doors to garage.	<input checked="" type="checkbox"/>
820mm timber entry door from Hume Newington range. Choice of clear or cathedral glazing.	<input checked="" type="checkbox"/>
40mm hardboard non-solid rear door. (Design specific)	<input checked="" type="checkbox"/>
Gainsborough Governor chrome plated or satin chrome series door handles with deadlocks to all external doors.	<input checked="" type="checkbox"/>
One (1) garden tap to front and one (1) garden tap to rear.	<input checked="" type="checkbox"/>

Bathrooms & Wet Areas	Included
Irwell 3A Rated Tasman Tapware in chrome finish.	<input checked="" type="checkbox"/>
Caroma Cosmo accessories - toilet roll holder, towel rails and towel rings.	<input checked="" type="checkbox"/>
400mm high ceramic tiling to laundry tub splashback.	<input checked="" type="checkbox"/>
45L rinse bypass white laundry cabinet and stainless steel tub.	<input checked="" type="checkbox"/>
Waterproofing to all wet areas to BCA requirements.	<input checked="" type="checkbox"/>
Chrome floor wastes to all wet areas.	<input checked="" type="checkbox"/>

Kitchen	Included
Laminate bench top with rolled edge.	<input checked="" type="checkbox"/>
Pantry with flush internal door. (Design specific)	<input checked="" type="checkbox"/>
Ceramic tiling to kitchen bench splashback.	<input checked="" type="checkbox"/>
1 ½ bowl stainless steel kitchen sink with Caroma flick mixer tap.	<input checked="" type="checkbox"/>
600mm Westinghouse stainless steel recirculating rangehood.	<input checked="" type="checkbox"/>
600mm Westinghouse stainless steel underbench oven & hotplate combination.	<input checked="" type="checkbox"/>

