

General

- True fixed price contract
- All fees, permits, Soil Test, site inspection and engineers reports plus preparation of plans, specification and building contract
- Free design and colour consultant
- Seven year structural guarantee
- Building Contract that is easy to read and approved by all the industry bodies.

Kitchen

- Laminate post form bench tops
- Melamine lined cabinets
- Laminated doors
- Overhead cupboards provided
- 1½ bowl stainless steel sink
- Mixer tap in chrome finish
- Oven Bompani 600mm electric
- Hotplate Bompani 600mm 4 burner gas
- Rangehood Bompani 600mm
- Dishwasher space with single power point

Bathroom, Ensuite, Powder Room

- Laminate post form bench tops
- Melamine lined cabinets
- Laminated doors to all cupboards
- WC – Cleo Pan Pac Toilet Suite white
- Polymarble shower bases, white
- Executive shower screens chrome
- Electric ceiling exhaust fans
- Mirror with powder coated frame
- Towel rails, and toilet paper holders chrome
- Ceramic Soap holders
- Acrylic bath as per plan
- Basin inset Entiva
- Tapware – Abey chrome mixer taps

Laundry

- 45litre acrylic trough and cabinet with suds saver, white
- Taps and power point for washing machine
- Tapware – Abey chrome mixer tap

Ceramic Tiling

- Wall tiles to kitchen, bathroom, ensuite and laundry from Volare Tiles up to \$25m2 incl gst
- Floor tiles to kitchen, bathroom, ensuite, WC and laundry upto \$25m2 incl gst.

Paint

- Gloss paintwork to all internal timber
- 2 coats wash and wear to all walls
- 2 coats flat acrylic paint to ceilings
- Low sheen acrylic to external timber work

Bricks

- Selkirk bricks builders range

Ceilings

- 2440mm (8ft) standard height to single storey homes
- 2550 (8.5ft) standard height to 2 storey homes
- 55mm cornice throughout

Windows & external doors

- Aluminium sliding windows and flyscreens
- Garage door - colorbond roll-a-door with keyed lock
- Solid Front door
- All other external doors to be flush panel weatherproof
- Entrance Lock – Governor Entrance Set

Hot water Service

- Gas boosted solar hot water service

Roofing

- Concrete roof tiles, colour on, select from builders range
- Colorbond fascia, spouting and downpipes

Fixing

- Flush panel doors to all rooms entrances
- Sliding robes with paint finish
- Architraves 67mm mdf, skirtings 67mm mdf
- Gainsborough classic porcelain passage set to internal doors
- Door stoppers throughout

Electrical

- Smoke detectors, safety switches and circuit breakers
- Power points and lights correctly positioned throughout the house
- Telephone prewire to living room and master bedroom
- Television point provided in 2 locations

Heating

- Gas central ducted heating throughout the home

6 Star Energy Rating

- Wall and ceiling insulation to achieve rating

Structural

- Reinforced concrete slab, Class “M” with site fall up to 300mm
- Stabilised timber wall framing with trusses for roof framing

Connection of Services

- Connection of services including water, gas, electricity, sewer, stormwater and telephone based on 650m2 block and 5mt setback