

Designer Series Specifications

01 July 2016 to 31 August 2016

GENERAL INCLUSIONS

- N3 wind loading construction
- Brick veneer construction
- All council building permit fees (house related)
- Termite treatment to AS3660-1 to whole house – Termguard to slab and reticulation to house perimeter
- All construction and liability insurance
- Engineers soil investigation and slab design
- Site works (site scrape) up to 400mm
- Security tie down to roof tiles including ridge security*
- Engineer designed framing to N3
- Roof trusses to N3, termite resistant timber T2
- Pine H2/T2 termite treated frame timber studs/plates
- Fully painted inside and out (gloss skirting)
- Roof pitch 21 degrees
- Allowance to “S” class footings/slab design
- Drafting of owner design variations (pre-contract)
- Roof tiles fully sarked*
- Sarking to external walls
- R1.5 Ceiling Batts including garage and patio, excluding porch/portico
- Stainless steel ceiling fan to patio only
- 6 Star Energy Rating**

KITCHEN INCLUSIONS

- Laminex or Polytec bench top (postformed or square edge)
- Full Laminex or Polytec finish cupboards (choice of handles)
- Kickboard to match kitchen
- Westinghouse or Technika oven and ceramic cooktop
- Westinghouse or Technika slide out rangehood
- Overhead cupboards 1 metre laminated
- Microwave space and single power point to wall oven tower if applicable or under bench with pot drawer and 2 sets of pot drawers to all kitchens
- 2 pot drawers (below wall oven if applicable)
- Built in pantry with 4 melamine shelves (400 wide)
- 1 ¾ bowl sink Clark Monarco 1200mm (stainless steel) with colander, cutting board
- Tiling to kitchen splashback to \$25sqm)
- Chrome flickmixer or white chrome or black chrome or black or with pull out vege spray CP.
- Dishwasher space, single power point & plumbing
- Melamine/or white wire shelves to all built in pantries

BATHROOM & WC

- Custom built vanity cabinets (postformed or square edge)
- Shower screen clear glass (pivot door)
- Decina or Maxton 1500mm or 1650mm white acrylic bath
- 900mm high mirror polished edge full width of vanity
- China vanity basins – Carboni inset/semi recessed or Carboni seamless or Cosmo inset/semi recessed all with pop up waste
- Double towel rail/paper holder – Caroma Cosmo or Enix CP or Millennium Inis CP
- Basin Tapware – Kip CP, Quatro CP, Cioso CP, Teramo CP, Kiato CP/white CP/black CP/black mixers
- Glass corner shelf to each shower
- Tiling to bathroom/ensuite/WC (floor and skirting) 1 row above vanity, to 400mm above bath and/or spa, to 2.0m in shower recess (to \$25 sqm)
- Toilet suite Basso wall faced close coupled, soft close seat
- Shower roses – 3 stars WELS rating Bermuda 3-function Shower Rose CP / Cadet Hand Shower CP / Konti Hand Shower on Plate CP included

EXTERNAL INCLUSIONS

- Smooth finish Rockcote render
- Austral Bricks & PGH Bricks (optional extra)
- BHP Colorbond steel roof fully sarked (included)
- Monier Elabana concrete roof tiles (optional extra)
- Metal fascia/gutter (Colorbond)
- Panel lift garage door 4.8m double garage only + auto control
- 2 x external garden taps
- 1 x external light per patio/portico and external door
- HWS – Choice of Solar, Heat Pump or Gas
- Sewer connection to 30 metres
- Stormwater to street with 6 metre setback
- Choice of aluminium windows/sliding doors (8 designer colours)
- Humes front door (8 choices) with door seal
- Glass sidelight to front door if applicable (builders selection)
- Underground power run 8 metres included

LAUNDRY INCLUSIONS

- Laundry tub (45 litre) with suds bypass
- Tiling to floor/skirting & tub splashback (to \$25sqm)
- Same as bathroom mixers in sink mixer profile

SECURITY PACKAGE INCLUSIONS

- Pressure reduction valves as required
- Smoke detectors hard wired
- Earth leakage circuit breaker to power points and light circuits
- Isolation switch to cooker
- Hot water tempering valves to bathrooms and kitchen
- Exhaust fan to bathroom/ensuite

OTHER INCLUSIONS

- Lined and painted garage internal walls
- Taubmans premium paint – 3 coat washable wall system (gloss skirting's)
- Linens with melamine shelves/or white wire
- Built in robes to bedrooms as per plan (melamine or white wire shelf and rail)
- Humes internal doors – 18 choices
- Gainsborough G4 Series 63mm Rose or G4 Series 55mm Rose, Lianna, Fiora, Amelia, Bailey, Olive, Florence, Carla or Alyssia, Elena, Marijah, Sarina, Sofia, Venice
- Linen cupboard (4 painted shelves)
- 1 TV point
- Double power points (1 per room and 3 to kitchen)
- Lights (1 per room and 1 external per exit) Compact fluoro globes
- Skirting 68x11FJ Pine Bullnose/Colonial/Splayed/Square Dressed
- Square set wall / ceilings to living areas only
- Metal ceiling battens to underside of trusses to Aust Standards
- Wall lining 10mm plasterboard
- Ceiling lining 10mm plasterboard with 55 or 90mm cornice
- Wet area lining 6.5mm villaboard or wet area plasterboard 10mm (walls only)
- Timber flooring if applicable (cover grade particle board)
- Internal stairs if applicable (stain Melanuk, metal balusters)
- K2 plumbing internally with black poly from boundary to house with 6m setback

**Conditions apply

*When included

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