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## General

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- Planning approvals
- Quality inspection and supervision
- Housing Indemnity and Contractors All Risk insurance
- Ninety (90) day maintenance period
- Full connection to services (Electrical, gas, water and drainage) – account connection fees to be paid by owners
- Site cleaned during construction and house fully cleaned on completion
- ‘Homeguard’ passive termite treatment
- Minimum 6 Star Energy rating - (May require additional cost depending Basix or Energy Rating)
- ACT Energy Rating requirements to be confirmed at proposal/contract stage – Energy Efficiency Rating Certificate included
- 2550mm ceiling height
- Site Cost: M Class site - Fill import/export not included

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## WH&S

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- Roof Rail fall protection
- 1.8m high secure site fencing and site amenities
- WH&S compliant workers
- The health and safety of our workers and clients is of paramount importance

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## External

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- Face brick from builder’s generous range - \$1,100 per 1000
- Natural concrete with covered finish to front porch
- Natural concrete with covered finish to pathway (15m<sup>2</sup>)
- Natural concrete with covered finish to alfresco area (Refer to floor plan for layout)
- Natural concrete with covered finish to driveway (30m<sup>2</sup>) – see plans for details
- Bluescope Colourbond Metal Roof from Bluescope colourbond standard range
- Lockable double glazed aluminium sliding or awning windows with fly screens - standard powder coat colour from suppliers standard range
- Fly screen doors provided to sliding aluminium doors
- Colorbond fascia and gutter – from Bluescope colourbond standard range
- Dulux exterior grade paint to cladding, downpipes and external timber

- Two external taps attached to house
- Front door 'Hume from Newington or Verve" ranges 920mm wide 2040 high translucent glass – to be Maple timber finish
- Gainsborough Satin Chrome door furniture
- Gainsborough Satin Chrome Trilock to entry door
- External garage and laundry paint grade doors – 2040mm high
- Weather strips to all external doors
- Internal garage door – Hume Redicote paint quality
- Hills Folding Frame Clothesline - Natural concrete with coved finish under
- Roof trusses at 600 c's - ACT mandatory WH&S requirement
- 90mm treated wall frames throughout
- Stormwater tank provisions connected to toilets and W/M
- Water tank with switch over pump as per Basix/EER requirements - Natural concrete with coved finish slab under
- Front Landscaping as per plan
- Solar PC system relevant to house and lot size – Trina panels, Sungrow inverter, Reposit and optional battery storage

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### Double Garage

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- Plasterboard ceiling and walls with 75mm coved cornice
- Gliderol panel lift garage door with 2 hand held remote controls and 1 wall mounted controller

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### Hot Water Service

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- STIEBEL ELTRON – 302 Litre Heat Pump Smart Element Water Heater

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### Electrical (General)

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- Underground power connected to switchboard
- External switchboard provided with earth leakage protection
- External transact box
- All wiring to A.S. 3000 code Smoke detectors to A.S. 3000 code
- Single phase power
- 1 x Cat6 data point
- 2 X TV points including Aerial connection
- Recessed LED lights to all internal areas as per standard electrical plan
- Eave mounted batten light to all external doors
- Double flood light with sensor to front of garage and rear of house

- Generous lighting & power points - Refer to electrical plan for detailed lighting & power points
- Trina Honey Solar Panels with Sungrow Hybrid Inverter and Reposit Monitoring System (as per the minimum requirement set out by the Ginninderry Design Guidelines)

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## Internal

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- R5.0 ceiling batt insulation including garage ceiling – Refer to energy rating
- R2.0 wall batt insulation including garage internal wall – Refer to energy rating
- 10mm plasterboard linings to walls/ceiling with
- 75mm coved plaster cornice - Paint finish
- Moisture resistant linings to wet areas – Paint finish
- 67 x 18 half -splayed 'Pre primed pine' skirting – Paint finish
- 67 x 18 half -splayed 'Pre primed pine' architraves – Paint finish
- Flush panel hollow-core doors paint finish to rooms and cupboards – 2040mm high – see Robes doors  
Mirrored/Vynil doors
- White melamine shelving to WIR and cupboards
- Dulux Accredited painter
- Dulux Ultra-Premium three coat internal washable paint to walls – 1 x colour
- Dulux flat paint to ceilings – White
- Dulux Premium full gloss enamel paint to doors architraves and skirting–1 x colour
- Gainsborough Contractor 700 series Elena – Satin chrome passage lever on round rosette internal door furniture with privacy adapter – Ensuite, main bathroom, WC and powder room doors only
- Gainsborough Contractor 700 series Elena – Satin chrome dummy passage lever on round rosette internal door furniture – Only required to internal double doors
- Satin chrome door stops
- Ceramic floor and wall tiles \$40m2 supply – Including GST (Wet areas) – to full height to both ensuite and bathroom
- Price does not include mosaic strip and/or border tiles – Priced on request
- Silicon joint to all floor and wall tiled junctions including vanities, architraves, etc.
- Main Living room floors - Ceramic floor tiles \$40m2 supply – Including GST (Entry foyer, kitchen, pantry, dining, family, rumpus and hallways) or 8mm LamWood laminate floor from builders range of Terra Mater
- Carpet from Builders range at Carpet One Mitchell – (Lounge, bedrooms and robes)
- Ground floor and garage floor steel trowel finished reinforced concrete to code AS2870

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### Ducted heating and Cooling

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- Mitsubishi reverse cycle (Model size to installer's recommendation)
  - Eight ceiling outlets
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### Kitchen

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- Smeg 600mm Multi-function electric under bench oven with stainless steel finish
  - Smeg 600mm Induction cooktop
  - Smeg 600mm Undermount rangehood – Stainless steel finish (Ducted to atmosphere)
  - Smeg 600mm Freestanding dishwasher with stainless steel finish
  - Texture, Matt or Sheen Melamine kitchen cupboards and drawers with generous overhead cupboards with laminate from standard range
  - 20mm stone bench top from builders standard range
  - Pantry – adjustable white melamine shelving (Refer to floor plan for layout)
  - Clark double bowl universal sink - stainless steel finish
  - 600mm high ceramic splashback tiles to underside of overhead cupboards
  - Phoenix Subi Sink Mixer - chrome finish
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### Laundry

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- Ceramic tiles to floor
  - 1 row ceramic skirting tiles 600mm high ceramic splashback tiles behind laundry bench
  - Texture, Matt or Sheen Melamine Laundry cupboards with Laminate bench and 45 litre stainless steel drop in tub (as per plan)
  - Phoenix Ivy sink mixer with pull out spray - chrome finish
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### Linen Cupboard

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- White melamine four fixed shelves + broom space (Refer to floor plan for layout)
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### Walk-In Robe

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- White melamine Top shelf with hanging rail and two banks of shelves (Refer to floor plan for layout)
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## Ensuite

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- IXL Tastic Ceiling exhaust fan
- Custom wall mounted vanity unit with 20mm stone top - Caroma 'Carboni' inset basin (Refer to floor plan for layout)
- Stylus 'Dorado' BTW toilet suite with soft close seat
- Chrome semi-framed aluminium pivot shower screen with clear laminated glass – Standard height approx 1950mm
- 1 mirror to width of vanity
- Chrome finish Phoenix Subi Basin Mixer
- Chrome finish Phoenix Subi Shower Mixer
- Chrome finish Phoenix Subi Shower on Rail
- Caroma Quatro toilet roll holder
- Caroma Quatro double towel rail - 900mm
- Ceramic floor tiles
- Wall tiles to full height 2550
- Full Height 2550 ceramic wall tiles to shower enclosure (Feature tiles are not included)

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## W.C.

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- Ceramic floor tiles
- 1 row ceramic wall tiles and tiles to 1200 high behind toilet
- Stylus 'Dorado' BTW toilet suite with soft close seat
- Caroma Quatro toilet roll holder or similar

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## Bathroom

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- Chrome semi- framed aluminium pivot shower screen with clear laminated glass – Standard height approx. 1950mm
- IXL Tastic Ceiling exhaust fan
- Custom wall mounted vanity unit with 20mm stone top - Caroma 'Carboni' inset basin (Refer to floor plan for layout)
- 1 mirror to width of vanity
- Chrome finish Phoenix Subi Basin Mixer
- Chrome finish Phoenix Subi Shower Mixer

- Chrome finish Phoenix Subi Shower on Rail with second ceiling mounted Lexi Square shower on arm
- Caroma Quatro double towel rail chrome - 900mm
- Ceramic floor tiles
- Wall tiles to full height 2550
- Full Height 2550 Ceramic wall tiles to shower enclosure (Feature tiles are not included)
- Caroma 'Maxton' bath with chrome plug and waste (Refer to floor plan for layout)

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### **Bedrooms (2, 3 and 4)**

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White melamine top shelf with hanging rail and one bank of shelves (Refer to floor plan for number of doors and layout) with mirrored or vinyl sliding doors – robes to be 2340 high to maximise storage space

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Note: this inclusions list is subject to change if any of the listed items become unavailable