
General

- 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)
- NSW Basix requirements to be confirmed at proposal/contract stage or in ACT EER
- 2550mm ceiling height
- Site Cost: M Class site - Fill import/export not included

WH&S

- 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

External

- Face brick from builder’s generous range - \$1,200 per 1000
- Natural concrete with 3% oxide and covered finish to front porch
- Natural concrete with covered finish to pathway (15m²)
- Natural concrete with covered finish to alfresco area (Refer to floor plan for layout)
- Natural concrete with 3% oxide and covered finish to driveway (30m²) – 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 supplier’s 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 solid core doors – 2040mm high
- Weather strips to all external doors
- Internal garage door – Hume Redicote paint quality holocore door
- Hills Folding Frame Clothesline - Natural concrete with covered 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 requirements - Natural concrete with covered finish slab under
- Front Landscaping as per plan (Googong Only)

Double Garage

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

Hot Water Service

- Rinnai '26' continuous flow gas hot water service with recess box

Electrical (General)

- 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 Cat 6 data point
- 2 X TV points including Aerial connection
- Recessed LED lights throughout dwelling (as per electrical plans for designs)
- Eave mounted LED 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

Internal

- 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 doors
 - White melamine shelving to WIR and cupboards
 - 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 door furniture – 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 door furniture – 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 12mm Lamwood laminate flooring from builders' range to Entry foyer, kitchen, pantry, dining, family, rumpus and hallways
 - Carpet from Builders range at Carpet One Mitchell – (Lounge, bedrooms and robes)
 - Roller Blinds to all windows and doors with the exception of those in the wet areas from Builders range at Carpet One Mitchell
 - Ground floor and garage floor steel trowel finished reinforced concrete to code AS2870
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Ducted heating and Cooling

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

- Smeg 600mm Multi-function electric under bench oven with stainless steel finish
 - Smeg 600mm Four burner gas cooktop with stainless steel finish
 - Smeg 600mm Undermount rangehood – Stainless steel finish (Ducted to external facade)
 - Smeg 600mm Freestanding dishwasher with stainless steel finish
 - Upgrade to 900mm appliances available
 - 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 Mekko Sink Mixer - chrome finish
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Laundry

- 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

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

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

- IXL Tastic Ceiling exhaust fan – ducted to the external facade
- Custom wall mounted vanity unit with 20mm stone top - Caroma 'Carboni II' inset basin (Refer to floor plan for layout)
- Clark round back to wall toilet with soft close seat
- Chrome semi-framed aluminium pivot shower screen with clear laminated glass – Standard height approx. 1950mm
- Niche to shower 450 w x 450 h
- 1 mirror to width of vanity
- Chrome finish Phoenix Mekko Basin Mixer
- Chrome finish Phoenix Mekko Shower Mixer
- Chrome finish Phoenix Twin Shower on Rail
- Chrome Phoenix toilet roll holder
- Chrome Phoenix 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)

W.C.

- Ceramic floor tiles
- 1 row ceramic wall tiles and tiles to 1200 high behind toilet
- Clark round back to wall toilet with soft close seat
- Chrome Phoenix toilet roll holder

Bathroom

- Chrome semi- framed aluminium pivot shower screen with clear laminated glass – Standard height approx. 1950mm
- IXL Tastic Ceiling exhaust fan – ducted to the external facade
- Custom wall mounted vanity unit with 20mm stone top - Caroma 'Carboni II' inset basin (Refer to floor plan for layout)
- Niche to shower 450 w x 450 h

- 1 mirror to width of vanity
- Chrome finish Phoenix Mekko Basin Mixer
- Chrome finish Phoenix Mekko Shower Mixer
- Chrome finish Phoenix Twin Shower on Rail
- Chrome Phoenix 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)
- Caroma 'Maxton' bath with chrome plug and waste (Refer to floor plan for layout)

Bedrooms (2, 3 and 4)

White melamine top shelf with hanging rail and one bank of shelves (Refer to floor plan for number of doors and layout) with mirrored sliding doors

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