



GENERAL

- HIA QC1 Contract
- Full working drawings
- Soil test and slab design – builders' choice
- Local council approval and final building certification to local council approval
- Sewerage and storm water connection to suit 6m setback
- Energy efficiency to local authority standards
- Termite treatment to Australian Standards
- COLORBOND roof, fascia and gutter as per colour selection
- Ceiling insulation to comply with Energy Efficiency Report

EXTERIOR

- Unsealed exposed aggregate driveway – builders' range
- Unsealed exposed aggregate porch – builders' range
- Covercrete finish to rear alfresco – builders' range
- 2 x external taps
- Full termite treatment system
- External brickwork or cladding as per plan to suit covenant – builders' range
- External lush panel garage access door if shown on plan

INTERIOR

Kitchen

- Benchtops to be 20mm engineered stone – builders' range
- Kitchen bench, pantry, cupboards and overhead cupboards as per plan
- Feature pendant light over island bench
- Laminated cupboard doors as per colour selection with white melamine finish to interior/shelves
- Double bowl undermount sink – builders' range
- Gooseneck tap to kitchen sink only – builders' range
- Cold water tap to fridge space
- 900mm electric under bench oven, hot plate, concealed rangehood and 600mm dishwasher – builders' range

Bathroom and Ensuite

- Freestanding back-to-wall bath – builders' range
- Polished chrome framed shower screen in clear glass with pivot door – builders' range
- Vanity to be laminated with 20mm engineered stone benchtop – builders' range
- Ceramic vanity basin with one tap – builders' range
- Dual flush ceramic soft close toilet suite – builders' range
- Lever mixer tapware – builders' range
- Shower rail with handheld shower rose – builders' range
- Mirror above vanity – builders' range
- Towel rail – builders' range
- Tile insert floor waste – builders' range



Laundry

- Benchtop to be 20mm engineered stone with drop-in laundry sink, laminated cupboard doors as per colour selection with white melamine finish to interior/ shelves (when laundry is located in home) OR freestanding metal cabinet with stainless steel tub (when laundry is located in garage) – builders' range
- Hot and cold sink mixer – builders' range
- Hot and cold washing machine taps – builders' range

Ceramic Tiling

- Wall tiles – builders' range
- Floor tiles – builders' range
- Shower up to 2100mm high to suit tile size – builders' range
- Kitchen splashback – brickbond lay pattern
- Vanity splashback – stack lay pattern
- Laundry splashback – brickbond lay pattern
- Skirting to all other walls where required

Floor Coverings

- Floor tiles to kitchen, living/dining, study, hallways and wet areas – builders' range
- Carpet to all other areas as per plan (excluding garage) – builders' range
- Stairs to be carpet grade (if stated on plans)

Walls and Ceilings

- 2590mm standard ceiling height painted in ceiling white
- 90mm plaster cove cornice
- Internal walls to be plasterboard with a 3-coat paint system

Windows and Doors

- Powder coated aluminum frames and doors as per colour selection and plan
- Key locks to all windows and sliding doors
- Dimond Grille Barrier screens to all windows and sliding doors (excluding garage)
- Roller blinds to all windows and sliding doors (excluding wet areas, garage and above stairs) – builders' range
- Front entrance door to be 870mm paint grade – builders' range
- Internal lush panel doors – builders' range
- Garage door automated panel lift with 2 remote handsets and 1 wall control switch – builders' range

Electrical

- Electrical mains connection single phase to suit 6m setback
- Electric hot water system
- Safety switch
- Smoke detectors
- TV antenna with 2 outlets as per plan
- Reverse cycle split system air conditioner to master bedroom and living/dining
- LED energy efficient downlights as per electrical plan
- Ceiling fans as per electrical plan, including alfresco area
- Separate power supply and conduit for NBN

Connection Cost

- Connection of services (water, electricity, sewer, telephone conduit and storm water)
- Gas connection by owner
- Does not include electricity, telephone or internet consumer account opening fees