

Package Inclusions



As at 14th July,
2008

External

- **Foundation Design & Construction:** as per certified engineer's soil test report and design.
- **Services** - Underground power, sewerage, storm water & water up to a 6-metre setback.
- **Termite Protection** To Australian standard 3660.1 2000 with 10 year termite barrier warranty.
- **Frame:** - selected timber frame in accordance with the certified Wind Rating requirements and BCA.
- **Cladding** - Weathertex cladding standard profiles: *Old Colonial / Milwood Smooth / Milwood Rough Sawn* – unless otherwise stated
- **Bricks** - From Builder's Standard Range with natural raked mortar.
- **Portico/Porch** - Brushed concrete slab with timber batten infill to roof area as per plan if applicable
- **Balustrade** - as per plan (if applicable)
- **Roofing** - Selected Colorbond or Tiles from Builders' Range complete with insulation in accordance with State Energy Efficiency Regulations. 125mm quad gutters and 90mm PVC downpipes.
- **Windows** - Powder coated aluminium framed, as per plan with standard range of colours available with keyed window locks.
- **Verandah** - Verandah skillion roof un sheeted with plain concrete slab under (if applicable)
- **Entry Door** - Front and rear hinged doors, selected Humes door from Builder's Range with selected Gainsborough First Impressions Entry set from Builder's Range.
- **Side lights** - Selected Humes glazed sidelight from Builder's Range (if applicable).
- **Taps** - 2 standard external taps attached to home.
- **Hot Water Unit** - selected from Gas Instantaneous System Builder's Range in accordance with local authority requirements including connection to natural gas lines. (Gas Bottles not included)
- **Paint** - Three (3) Solver colours from Builder's Range
- **Garage** - selected manual roller door(s) from Builder's Range if applicable.
- **Carport** – constructed as detailed per plan.
- **Driveways:** Exposed Aggregate concrete to front Driveway as per local authority requirements.
- **Rain Water Tank** – 5000 litre round tank plus pump supplied and installed (unless stated otherwise)
- **Retaining:** Timber sleeper retaining walls and steps as per plans and local and covenant requirements at Builder's Discretion.
- **Fencing:** Butted or Good Neighbour (unpainted) timber fencing to side and rear boundaries, complete with side returns and gate with latch as per plans
- **Landscaping:** Garden soil with selected turf to front of building line complete with garden beds with mulch and six (6) selected plants from Builder's Range.

Internal

- **Ceiling Height** - as per plans
- **Mouldings** - 66 x 12mm FJ Pine Single Colonial Skirting, 42x12mm FJ Pine Colonial Architraves, 90mm Cove Plaster Cornice.
- **Internal Doors & Furniture** - Flush panel hollow core doors with Gainsborough selected door handles from Builder's Range.
- **Robes** - One shelf with hanging rail.
- **Linen, Pantry & Broom** - four shelves to pantry and Linen by carpenter with internal door. Broom cupboard one shelf.
- **Painting** - One standard colour to ceiling, & doors, One standard colour to walls selected from standard Builder's range.
- **Electrical** - 1 x double power point to each bedroom, bathroom, living, family rooms, hallway and laundry. 2 x double power points to kitchen, plus 4 single power points for microwave, dishwasher, fridge & Rangehood. 2 x TV points. Light point to each room. 3 x external light points. 2 Phone Points.
- **Dishwasher Opening** - Cold water service inclusive of single power point.
- **Kitchen Cupboards** - Built by cabinetmaker with square edge PVC Edged doors with white lined interior complete with Laminex laminate bench post formed bench top. Overhead cupboards as per plan (if applicable)
- **Kitchen Sink** - Clark Radiant Stainless Steel R175 1 / 3/4
- **Tap ware** - Raymor Victoria Chrome sink mixer tap to kitchen sink. With selected Raymor Armada tapware from Builder's range to bathrooms and laundry.
- **Laundry Tub** – Everhard Project 45 litre tub and cabinet under.
- **Oven** – Technika B59STIP electric under bench
- **Cooktop** – Technika 4ELSS electric
- **Range Hood** - Technika SL1/01/60I
- **Dishwasher** – Not Included
- **Vanity Units** - Polymarble tops, PVC Edged Laminate Melamine doors and cabinet whiteboard finish to interior including one bank of three draws as per plans
- **Bath Tub** - Raymor Aruba Acrylic 1500mm
- **Mirror** - Powder coated aluminium frame to length of vanity.
- **Shower Screen** - Powder coated aluminium frame, pivot door, clear glass 900 x 900mm.
- **W/C** - Raymor Bella Porcelain Suite
- **Bathroom Accessories** – Raymor Tapac Range including one Single Towel Rail to each to Bathroom and Ensuites with Toilet Roll Holders to W/C locations as per plan.
- **Internal Stairs** – Carpet grade stairs with selected balustrade from Builder's Range (if applicable)
- **Tiles** - Builder's Silver Dot Range, includes one row of frieze tiles under 900mm mirror & One row through Shower only from Builder's Range. Tile Height 2000mm high to showers, 600mm over bathtub, kitchen bench top and to laundry tub. Floor tile to wet areas 200mm x 200mm with 1 tile high skirt and white PVC round wastes. Main Floor tile to Hallways, Living, Family and Meals allowance for 600mm x 600mm from Builder's Silver Dot range laid straight (additional friezes, features tiles or diagonal tiling and patterns are not included)
- **Carpet** – from Builder's Range complete with underlay to Bedrooms, Lounge and stairs if applicable
- **Timber Flooring** – Polished Hardwood tongue & groove timber floor is not included and will be priced upon application when species and areas required have been nominated.
- **Preliminaries** - Drafting of plans and specifications. Soil test, Contour survey & Engineers footing design. Council building application. Building services authority fees and insurances.
- **Colour selection consultant provided** to a maximum of 2 (two) hours.
- **Six-months maintenance warranty. Six-year structural guarantee.**
- **Telephone Account and connection by Owner**
- **Electricity & Gas Account by Owner**

The above is a guide to our general specifications and some items may not apply due to type of construction. This document must be read in conjunction with the plans prepared by Colonial Building Company in order to ascertain which of the above inclusions are applicable to the corresponding property. Colonial Building Company is constantly reviewing our policies, procedures, and building specifications in order to provide the best possible service and product. As a result of this process Colonial Building Company reserves the right to alter these specifications without notice.

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