

**GENERAL**

- ✓ Soil Test and Report for slab and footing design - in accordance with BSA Subsidence Policy.
- ✓ Concrete slab to be either conventional footing or waffle pod depending on soil category at Builders Discretion
- ✓ Plans, Documentation, standard Council fees and Permits. Contractors all risk and third party insurance.
- ✓ Includes concrete pumps, soil removal, and soil retention, cut and fill as required and retaining wall(s) as required.
- ✓ Underground power, water, sewer and stormwater run in to existing connection point.
- ✓ Site clean and standard home clean on completion.
- ✓ 1800 High CCA pine paling fence to rear and side boundaries (unpainted) with gate to rear yard beside garage. No gates across driveway.
- ✓ Feature fencing for rubbish bin enclosure
- ✓ **FRONT COURTYARD** – Where indicated on Working Drawings has feature fencing with gate to front and rear of **courtyard**.
- ✓ **REAR PATIO** – Where indicated on Working Drawings has **no** feature fencing or gates.
- ✓ Driveway, path, front courtyard and/or rear patio (which ever indicated on Working Drawings) - pavers on concrete - one colour.
- ✓ Turf to front yard and footpath - installed after handover.
- ✓ River Gravel to sideways, Turf to balance of yard (installed after handover) with one (1) garden bed to front.

**HOME - EXTERNAL**

- ✓ **All external elevations and colour schemes are pre selected and pre approved.**
- ✓ Cladding where indicated on Working Drawings is determined by Builder and is pre approved.
- ✓ Bagged & Painted brickwork.
- ✓ BHP Colorbond Custom Orb Roof.
- ✓ Colorbond gutters and fascias.
- ✓ Aluminum sliding windows/doors - windows have keyed locks - powdercoated finish.
- ✓ Termimesh penetration and perimeter physical barrier (stainless steel) as per statutory requirements.
- ✓ 90mm round PVC downpipes.
- ✓ Meter box with earth leakage circuit breakers.
- ✓ Hot Water System from Builders Range
- ✓ Automatic "Contemporary" Panellift Door with two (2) remote controllers where indicated on Working Drawings.
- ✓ Two (2) external taps.

- ✓ Front Door - Humes Newington – with frosted glass - finish as per external colour scheme.
- ✓ Front Door furniture - Gainsborough Trilock (knobset) – BC (Bright Chrome) finish.
- ✓ External Laundry Door - Preprimed External Hardboard where indicated on Working Drawings.
- ✓ External Laundry Door furniture – Gainsborough Governor – BC (Bright Chrome) finish.
- ✓ Timber Decks where indicated on Working Drawings are 80 x 19 Treated Pine Shotedge **UNPAINTED. Note** - Decks built when required due to site topography and at Builders sole discretion.

**HOME - INTERNAL**

- ✓ **Internal colour selection for paint, carpet, tiles, kitchen / vanity tops, fronts and handles is available to owner.**
- ✓ Ceiling height 2400 unless indicated otherwise on Working Drawings.
- ✓ 90mm Plain Cornice throughout.
- ✓ Humes Internal flushboard doors.
- ✓ Internal door furniture - Gainsborough **diplomat** knobs – bright chrome.
- ✓ Three (3)-step profile skirtings and architraves.
- ✓ Built in wardrobes have rail and shelf with **flushboard** doors. Opening swing doors - unless otherwise indicated on Working Drawings (then Smartrobe Sliding Doors).
- ✓ Linen cupboard has four (4) shelves.
- ✓ Carpet to Bedrooms - from builders range.
- ✓ Tiles to balance of home (excluding garage) - selection from Beaumont Tiles Silver Dot Builders range.

**PAINTING**

- ✓ Solver Premium trade two coat system. One paint colour throughout for each of the following (a) ceilings and cornice (b) walls (c) doors, skirtings, architraves, in gloss. Selection from Solver Paints Builders colour Palette.

**KITCHEN**

- ✓ Pantry where indicated on Working Drawings has four (4) shelves.
- ✓ Laminated benchtop with 180 degree rollform edge – colour from builders range.
- ✓ Door fronts **and** kickboard from Builders range with 2mm PVC matching edging. One (1) bank of four (4) drawers with standard metal sides.
- ✓ Handles from **Builders** range.

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- ✓ Overhead cupboards where indicated on Working Drawings.
- ✓ Dishwasher space **not included due to space constraints.**
- ✓ **Multifunction** Oven with **Ceramic** Cooktop – **Stainless from Builders Range.** Front recirculating Rangehood – **Stainless from Builders Range**
- ✓ Stainless steel 1 ½ sink **including basket wastes, chopping board and colander from Builder's Range**
- ✓ Chrome sink mixer from Builders Range.

#### BATHROOM, TOILET AND LAUNDRY

- ✓ Shower Base - Tiled base **with Hob** (same tile as Bathroom floor).
- ✓ Chrome mixers to Bathroom and Ensuite from Builders Range
- ✓ Shower on rail with soap holder from Builders Range.
- ✓ Framed shower screen with clear laminated glass - frame bright silver.
- ✓ Vanities - Vitreous China **semi-recessed** basin – White. Rollform top - laminated 180 degree – from builders range.
- ✓ Door fronts **and** kickboard from Builders range with 2mm PVC matching edging.
- ✓ Vanities **do not** have drawers included due to space constraints.
- ✓ Handles from **Builders** range.
- ✓ W.C - Dual flush toilet suite – white from Builders Range
- ✓ One (1) single towel rail – Chrome and one (1) toilet roll holder – Chrome to Bathroom from Builders Range.
- ✓ Two (2) towel rings - Chrome and one (1) toilet roll holder - Chrome to Ensuite from Builders Range where indicated on Working Drawings.
- ✓ Framed mirrors to Bathroom and Ensuite - bright silver. Mirrors 900 high by length of vanity.
- ✓ Chrome tapware to Laundry from Builders Range.
- ✓ Mini Laundry Tub – Stainless Steel Bowl with White Cabinet (due to space constraints) from Builder's Range.
- ✓ 1500 Acrylic Bath - white (when indicated on Working Drawings), from Builders Range.

#### ELECTRICAL

- ✓ **Light Points** - Fifteen (15)  
**EXCEPT WITH ENSUITE** - Sixteen (16)
- ✓ **Double Power Points** – Nine (9)  
**EXCEPT WITH ENSUITE** - Ten (10)
- ✓ **Appliance Point (Single Power Points)** - Three (3) – one (1) for fridge, one (1) for rangehood and one (1) for panellift door.
- ✓ **Telephone Point** – One (1)
- ✓ **TV Point** – One (1)

- ✓ Smoke Alarms to statutory requirements.
- ✓ Electrical switch plates – white.
- ✓ Supply, wire and installation of three (3) ceiling fan lights to bedrooms only – **three (3) blade 1200 diameter – White.**

#### WARRANTY

- ✓ Structural warranty and maintenance period as per BSA requirements.

#### TILING

- ✓ Inline or separate frieze, wall and floor tiles from Beaumont Tiles Silver Dot Builders Range.
- ✓ Standard tile sizes - 200 x 200 or 300 x 200 for walls - 200 x 200 for wet area floors - 330 x 330 or 400 x 400 for stickdown tiles (when included in contract).
- ✓ Builders range frieze tiles – one (1) row around kitchen splashback and one (1) row around top of shower **only.**
- ✓ No allowance has been made for **non** Silver Dot Builders Range separate frieze, listello, tozetto or decorator tiles.
- ✓ Showers min 1800 high above finished floor level.
- ✓ Tiles above bath and spa min 1100 above finished floor level where indicated on Working Drawings.
- ✓ Tiles 600 above laundry tub and across to washing machine taps.
- ✓ Tiles 600 above kitchen benchtop (splashback).
- ✓ Floors to Bathroom(s), Ensuite, Toilet, Powder Room and Laundry where indicated on Working Drawings.
- ✓ Skirting tile to Bathroom(s), Ensuite, Toilet, Powder Room and Laundry where indicated on Working Drawings.

#### SPECIAL NOTES

- ❑ Display items such as light fittings, floor tiling, additional landscaping, curtains, vertical drapes, furnishings, security systems, external finishes other than brick, drives/paths, and air-conditioning unless specified are not included in packages.
- ❑ Due to any circumstance (e.g. availability; cost; supplier failure), the builder reserves the right to provide an alternative product to the one mentioned above or used in the display homes.
- ❑ This information is provided only as a general overview of the joint project inclusions. The final building contract will be based on the detailed Builders Inclusion Schedule which will be provided prior to contract.

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