



PRE CONSTRUCTION

- Site inspection for contour survey, bore hole report, pegout survey & identification survey.
- Complete preliminary & Council DA drawings.
- Basix Certification to State Government requirements and assessment fees.
- Standard landscape plan (as per Kurmond's basic landscape design).
- HIA Contract presentation & colours consultation for exterior & interior.
- Developer Approvals (where required).
- Council DA lodgements & Construction Certificate preparation including application fees.
- Standard Sydney Water Board fees.
- Structural Engineer fees & Certificates for concrete slab & steel beams.
- All service connections within property boundary up to 8m from the home including storm water, water, gas connections, excludes battle-axe & private handle access lots (subject to quote).
- Three phase power connection, meter box & Telstra underground provision to be within 8 metres of the home (up to 15 metres of underground mains cable & conduit).
- Standard excavation for building platform with a standard balanced 500mm cut and fill unless otherwise shown in spoil removal.
- Standard M Class Slab including alfresco and front porch (design specific & subject to bore hole report).
- Concrete piercing to an allowance of 50 lineal meters in total.
- Concrete pump.
- Temporary construction fence up to 40 lineal metres.
- All weather access (as required by Council & sediment control barrier).
- Trade waste compound (as required by Council).
- Onsite builder's toilet.
- External scaffolding and roof rail protection systems
- Durability classification exterior SL3/R2.
- Wind classification N2 medium.

BASIX FEATURES

INSULATION

- R2.0 to external walls excluding garage.
- R3.0 to residence ceiling, excluding garage and alfresco, porch & balcony.
- R1.5 to flooring of first floor above garage.
- Sarking - heavy duty foil to underside of roof tiles.
- 3 external taps (1 rain water (if rainwater tank), 2 town water).

RAINWATER TANK

- Provide allowance of 3000L above ground rainwater tank, including pump and connections (not applicable for recycled water areas or acreage blocks with tank water supply only).

COOLING & HEATING SYSTEM

- Reverse cycle ducted air conditioning with 2 zones to builder's specified layout. Zone 1 - Ducting to all living areas. Zone 2 - Ducting to all bedrooms (size of unit varies to suit house size - zones are individual and CANNOT be run together).
- Gas connection where readily available.
- 1 x gas point to nominated internal area.
- 1 x gas cook top.
- 1 x gas hot water system.
- 1 x gas outlet to alfresco.

EXTERNAL INCLUSIONS

STRUCTURAL & DESIGN

- Waffle pod concrete slab to engineers M class specifications.
- Termite protection to the perimeter of the slab and approved collars to the internal pipes.
- Bronze Range bricks from builders nominated suppliers selection, including brick piers to alfresco (One colour with off white mortar joints).
- Bronze Range concrete roof tiles from builder's nominated suppliers (Colorbond roof P.O.A.).
- 22.5 degree roof pitch (design specific).
- 2450mm high ceilings throughout.
- 450mm wide eaves to perimeter of your home (subject to design, Developer and Council requirements).
- Bronze Range lightweight weatherboard cladding in paint grade finish (design specific).
- Maintenance free quad fascia and gutters in standard Colorbond colour.
- 300mm high floor joists between levels.
- 90mm PVC down pipes painted in standard Colorbond colour.
- Moroka finish to 1 nominated feature element of front facade only (design specific). Note: one colour.
- Fibre cement sheeting to all patio ceilings and eave areas including 30mmx18mm DAR primed trimming.
- Water proof plasterboard sheeting to alfresco ceilings with 90mm cornice.
- Bronze Range powdercoated balustrade to external balcony (design specific).
- 26L instantaneous gas hot water system.
- Earth leakage electrical safety switch in three phase meter box to each circuit.
- Taubmans/ Watty paint system to external eaves, porch ceilings and cladding.

DOORS & WINDOWS

- Bronze Range colour, powder coated aluminium frame windows with nylon mesh fly screens in matching colour (windows and sliding doors to be keyed alike).
- Bronze Range colour, powder coated aluminium frame single sliding door to alfresco, with nylon mesh sliding flyscreen in matching colour (stacker and hinge doors are P.O.A.).
- Bronze Range colour, sectional single garage door to front façade - (double garage doors design specific or P.O.A.).
- Bronze Range front entry door with clear glass insert(s) in paint grade finish.
- Bronze Range flush panel solid core external hinged door to garage & laundry in paint grade finish (design specific).
- Bronze Range Gainsborough entrance set to all external hinged doors (including dead bolt lock to front entry door only - all keyed alike).
- Bronze Range timber door with clear glass to balcony in paint grade finish (design specific).

INTERNAL INCLUSIONS

INTERNAL FIXTURES

- Plasterboard linings to all internal areas, 90mm cove cornice throughout all living areas, bedrooms and garage.
- Taubmans/ Watty 3 coat paint system in one colour to all internal walls.
- 67mm half splay skirting and architraves in Taubmans/ Watty gloss paint system - one colour.
- 2040mm high flush panel internal hinged doors to builder's Bronze Range selection.
- Bronze Range Gainsborough passage lever sets to all internal hinged doors, finger pulls to CSD and matching dummy levers to linen and robe doors.
- Privacy locks to WC's/PD room, main bathroom, master ensuite and bedroom 1 (design specific).
- Bronze Range A or B design staircase - MDF treads & risers with painted pine or stainless steel balusters (design specific).

KITCHEN

- Kitchen layout as per standard house design (increase to size and layout will be P.O.A.).
- Bronze Range melamine flush doors with designer handles to kitchen cabinets in one colour as per builder's selection range.
- Bronze Range laminate 33mm bullnose bench top from builders selection range (standard breakfast bar 800mm wide).
- 1 x bank of 4 standard drawers (450mm wide unless design specific).

- 1 x microwave provision with 1 x pot drawer under bench (600mm wide).
- 1 x dishwasher provision under bench (605mm wide).
- Bronze Range kitchen sink and mixer tap.
- Bronze Range Blanco 600mm wide underbench oven.
- Bronze Range Blanco 600mm wide gas cooktop.
- Bronze Range Blanco 600mm wide slide out rangehood (ducted externally) (bulkheads to be P.O.A.).

WET AREAS

- Villaboard lining to internal walls of bathrooms.
- Waterproofing to all wet areas (including balconies (design specific)).
- Chrome floor waste to wet areas.
- Bronze Range stainless steel laundry tub cabinet with mixer tap (includes Bronze Range washing machine taps).
- Bronze Range melamine vanities with 33mm laminated benchtop to all bathrooms (sizes design specific).
- Bronze Range Caroma vanity basins, toilets and bath tubs as per standard house design.
- Bronze Range Caroma tapware to all bathrooms as per standard house design.
- Bronze Range polished edge mirror per vanity (design specific).
- Bronze Range framed shower screens with laminated safety glass.
- Bronze Range Caroma bathroom accessories, Note: 600mm wide double towel rails to main bathroom and master ensuite only, single towel rail to additional wet areas with showers. Hand towel ring only to PD rooms and WC.

INTERNAL SHELVING/STORAGE

- 4 x white melamine shelves equally spaced to pantry (custom fitout P.O.A.).
- 1 x white melamine shelf with hanging rail under to each robe/ cloak room (design specific).
- 4 x white melamine shelves equally spaced to linen.
- 1 x white melamine shelf to broom / storage cupboards (design specific).

TILES & FLOORING

- Bronze Range ceramic tiles or laminated timber flooring throughout all ground floor entry, meals, kitchen and open living areas.
- Bronze Range carpet to all bedrooms, study, lounge, home theatre and first floor living areas (one colour only, includes Bronze Range underlay).
- Bronze Range ceramic tiles to front porch, alfresco and balcony (design specific).
- Bronze Range ceramic tiles to wet areas as per builder's standard inclusions (2100mm high tiles to shower cubicles and 1200mm high to remainder of

- wet areas, WC and PD room 1 tile high skirting only.
- Bronze Range ceramic tiles to laundry as per builder's standard inclusion (1 tile high skirting and splashback behind tub cabinet).
- Bronze Range tiled splashback to kitchen to underside of overhead cupboards (design specific).

ELECTRICAL

FRONT PATIO AND ALFRESCO

- 1 x bayonette light fitting to front patio.
- 1 x bayonette light fitting alfresco.

GARAGE

- 1 x bayonette light fitting to garage.
- 1 x white double power point to garage.
- 1 x white double power point for NBN.

BEDROOMS

- 1 x bayonet light fitting per bedroom.
- 1 x bayonet light fitting per walk in robe (design specific).
- 2 x white double power points per bedroom.

KITCHEN

- 1 x bayonet light fitting to kitchen.
- 1 x bayonet light fitting per WIP (design specific).
- 2 x white double power points above kitchen bench.
- 1 x white single power point per dishwasher, microwave and rangehood.
- 1 x white single power point on separate electrical circuit for refrigerator.
- Hard wired electrical connection on separate electrical circuit for oven.
- Smoke detector/s hard wired with battery backup to BCA requirements.

LIVING ROOMS & UTILITIES

- 1 x bayonet light fitting per living room and utility area.
- 1 x bayonet light fitting per walk in linen (design specific).
- 2 x white double power points per living room (design specific) excluding dining/ meals.
- 2 x TV points to allocated areas.
- 2 x telephone points to allocated areas bathroom, ensuite & laundry.
- 1 x bayonet light fitting per bathroom, ensuite & laundry.
- 1 x bunker light fitting to outside laundry (can be relocated).
- 1 x white double power point above each vanity.
- 1 x white double power point fitting for washing machine & dryer.

COMPLETION OF CONSTRUCTION

- Site cleaned, internal & external house clean.
- 6 years structural guarantee & 13 week maintenance period.