



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 piling 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 builders 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

- 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 builders 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.
- Treated T2 pine timber frames and trusses, structural grade (to manufacturers details in accordance with AS1684).
- Bronze Range Bricks from builders nominated suppliers selection, including brick piers to alfresco. Note: one colour with off white mortar joints.
- Bronze Range concrete roof tiles from builder's nominated suppliers (Colorbond roof is P.O.A.).
- 22.5 degree roof pitch (design specific).
- 2750mm (9') high ceilings to ground floors & 2450mm high ceilings to first floors.
- 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 30mm x 18mm DAR primed trimming.
- Water proof plasterboard sheeting to alfresco ceilings with 90mm cornice.
- Bronze Range powdercoated balustrade to external balcony (design specific).

- 26 litre 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.).
- Gold range hinged entry door 2340mm high x 1200mm wide clear glass and clear finish (stained finish optional upgrade).
- Bronze Range flush panel solid core external hinged door to garage & laundry in paint grade finish (design specific).
- Gold Range Gainsborough 'Omni Series' Trilock leverset to main entrance door.
- Bronze Range Gainsborough entrance set to all other external hinged doors - all keyed alike.
- Bronze Range timber door with clear glass to balcony in paint grade finish (design specific).
- Remote operation to sectional garage door with 2 remote handsets.
- Hills Security alarm system with 1 keypad & 4 sensors.

INTERNAL INCLUSIONS

INTERNAL FIXTURES

- Plasterboard linings to all internal areas, 90mm cove cornice throughout all living areas, bedrooms and garage.
- Taubmans Endure or Wattle ID 'wash & wear' paint system in one colour to all internal walls - Note: 2 nominated feature walls included (max 10m2 in size)
- 67mm half splay skirting and architraves in Taubmans gloss paint system - one colour.
- 2340mm high internal doors to ground floor ONLY (2040mm doors to remainder including all robes).
- Silver Range internal profile doors throughout, excluding robes (robes are flush panel doors).
- 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 - Note: increase to size and layout will be P.O.A.
- Polyurethane flush doors and drawer fronts to kitchen cabinets (one colour included).
- Bronze Range 40mm Quantum Quartz or Smart Stone pencil round stone bench top. Standard breakfast bar 800mm wide. 1x waterfall end included.
- 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).
- Gold Range Smeg 600mm wide dishwasher.
- Gold Range Silver Range double bowl undermount sink with Gold Range pull down mixer tap.
- Bronze Range toughened glass splashback to Kitchen from standard range (to underside of rangehood).
- Gold Range Smeg 900mm wide freestanding electric oven and gas cooktop.
- Gold Range Smeg 900mm wide canopy rangehood (ducted externally).
- Gold Range Smeg Stainless Steel microwave (trim kit not included).
- Standard gyprock bulkhead to kitchen cabinets to match wall colour.

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 and cabinet with mixer tap (includes Bronze Range washing machine taps).
- Silver Range polyurethane vanities with 20mm Bronze Range stone to all bathrooms - Note: one colour to all vanities (sizes design specific).
- Silver Range Caroma toilets as per standard house design.
- Gold Range freestanding bath (design specific) Note: 2 per house included, additional baths to be standard Bronze Range.
- Gold Range Caroma Nexus above counter basin to all vanities (design specific).
- Silver Range Caroma tapware to all bathrooms as per standard house design. (Silver Range shower rail to main bathroom and master ensuite only, additional showers to have fixed shower head).
- Bronze Range polished edge mirror per vanity (design specific).

- Gold Range frameless shower screens to main bathroom and master ensuite only - Note: additional showers to be Bronze Range fully framed.
- Silver 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.
- 400mm high x 600mm wide tiled niche in main bathroom and master ensuite only.

INTERNAL SHELVING/STORAGE

- 4 x white melamine shelves equally spaced to pantry (custom fitout P.O.A.).
- White melamine layout 5 joinery fitout to master WIR only (fitout to one robe only additional WIR's to be standard white melamine shelf with hanging rail).
- 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

- Diamond Elite Range 500mm x 500mm porcelain 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 - Note: 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 - Note: 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 - Note: 1 tile high skirting and splashback behind tub cabinet.

ELECTRICAL

FRONT PATIO AND ALFRESCO

- 1 x LED downlight to front patio.
- 4 x LED downlights to alfresco.
- 2 x LED external up/down lights to front façade.

GARAGE

- 1 x 1200mm double fluorescent light fitting to garage.
- 1 x white single power point to garage door.
- 1 x white double power point to garage.
- 1 x white double power point for NBN bedrooms.
- 1 x oyster shade light fitting per bedroom.

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

KITCHEN

- 1 x oyster shade light fitting to kitchen.
- 1 x oyster shade light fitting to walk in pantry.
- 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

- 15 x LED downlights internally throughout home - Note: Owner to select locations, additional charges apply if relocating to alfresco (oyster shade fittings to remaining locations).
- 1 x ceiling fan to owners choice of location (can be located to alfresco, but is only 304 grade stainless steel).
- 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 3 in 1 exhaust fan, light, heater to main bathroom and main bed ensuite only.
- 1 x oyster shade light fitting to laundry.
- 1 x bayonet light fitting to additional bathrooms, PD room & WC (design specific).
- 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.