

Your inclusions:

General inclusions:

- _ Fixed Price Building Contract
- _ Building Permit/Construction Certificate and Plumbing Fees
- _ Construction Insurance and Home Owners' Warranty Insurance
- _ Connection to sewer, water, power, gas and telephone/NBN within 20m (not including owners' connection fees)
- _ Preparation of plans, specifications, energy rating, Wind Rating of N-2 and BAL assessment to 12.5
- _ Site Survey and Soil Test

Construction:

- _ Site cut (+/- 300mm deviation) and fill. Excludes rock
- _ Engineered concrete raft or waffle slab to suit class 'S, M, and M-D' site.
- _ Termite resistant timber wall frames and roof trusses
- _ 22.5 degree Colorbond roof with Colorbond fascia, gutter and downpipes
- _ Aluminium powder-coated windows, sliding doors, security screen doors and fire rated flyscreens, where applicable
- _ Selected face brickwork \$1000 (inc. GST) p/1000 with sloped sills to bottom of windows and doors.
- _ Galvanised lintels with brickwork above windows and doors
- _ 2550mm ceiling height
- _ Sisalation beneath Colorbond roofing and Sisalation to external walls

Insulation:

- _ R2.0 Batts to external walls and R4.0 Batts to ceiling of living areas

Front Door:

- _ Hume "Newington Range" or equivalent (your choice of painted or stained)
- _ Hardware – Lockwood range handles, satin chrome finish

Internal Doors:

- _ Hume 2340 "Hume Craft Range" or equivalent (including plastic cushion door stops)
- _ Hardware – Lockwood range handles, satin chrome finish

Skirting & Architraves:

- _ 67x18mm MDF pre-primed splayed to house and pine to wet areas

Garage Door:

- _ Automatic Panelift door or automatic Roller B & D Garage Door, includes x2 remotes

Plastering:

- _ 10mm plasterboard to walls and ceilings, Villaboard to wet areas
- _ 75mm scotia cornice

Heating & Cooling:

- _ Ducted refrigerated heating and cooling to all living and bedroom areas

Plumbing (per Selections Level chosen):

- _ Gas Instantaneous HWU (NSW)
- _ Square/Round countertop or inset vanity basins
- _ Acrylic bath
- _ Laundry – Single 45 litre flushline tub in laminated benchtop unit
- _ Kitchen – 1 and 3/4 or double bowl sink
- _ Mixer tapware to Kitchen, Vanity Basins, Laundry, Bath and Showers – choice of chrome/coloured
- _ Shower Rose – Chrome all directional shower arm – choice of chrome/coloured



- _ Dual flush toilet suite
- _ External taps (x2) on building and (x1) at water meter
- _ Stormwater lines and pit lids, as required

Electrical:

- _ Generous double power points allowed
- _ Generous internal light points allowed
- _ LED downlights throughout house
- _ Pendant light installation allowance
- _ Minimum of 2 TV points connected to one roof antenna
- _ 1 NBN/Phone/Data point
- _ 3 External light points
- _ 2 Smoke detectors (hardwired with battery back-up)
- _ Exhaust fans above showers

Kitchen Appliances:

- _ Stainless steel electric oven/gas cooktop & stainless steel canopy rangehood (900mm)
- or
- _ In-built stainless steel electric oven and Induction Cooktop with Slide Out rangehood (600mm)
 - _ Electric dishwasher

Cabinetry:

- _ Kitchen – 20mm Caesarstone Benchtops to Kitchen Bench, Laminex & Polytec range cupboards, ABS edged doors and drawers incorporating appliances. Full height overhead cupboards.
- _ Bathroom, Ensuite & Laundry – Laminated cupboards with benchtops, single set of drawers
- _ Full Height Robes – Melamine fixed shelf with hanging rail including open divided shelving Dual sliding doors
- _ WIR – Melamine fixed shelf with hanging rail with open divided shelving
- _ Linen – Melamine open divided shelving with dual vinyl sliding doors & broom cupboard

Bathrooms & Ensuite:

- _ Recessed in slab shower bases, ceramic tiles over
- _ Chrome framed, clear glass shower screen and pivot door
- _ Niche to Showers
- _ Full width mirrors to vanity units with polished edges
- _ Gilchrist Homes selected double towel rails and toilet roll holders

Finishes:

- _ \$40 (inc. GST) per square metre for selected Ceramic Tiles to wall & floor areas nominated
- _ Ceramic Tiles or Selected Vinyl Plank Flooring allowed to Meals, Living and Corridor areas
- _ Tiled splashbacks to Kitchen
- _ Tiled splashbacks to Laundry and Vanity Basins
- _ Tiled skirtings to Bathroom, Ensuite, WC and Laundry
- _ \$50 (inc. GST) per square metre for selected Carpet to remainder of home
- _ 3 coats Dulux paint throughout. Gloss finish to all internal timber work and trims

External:

- _ Concrete driveway to street as per plan
- _ Concrete paving to Entry and Alfresco (if applicable)
- _ Letterbox
- _ Wall-mounted clothesline