

## EXTERNAL

- ✓ M or H class concrete slab designed by structural engineer
- ✓ Pest treatment to perimeter of slab, internal drainage & electrical conduits
- ✓ Energy Efficient Gas Instantaneous Hot Water System (subject to gas availability)
- ✓ Bricks from our Luxe Range
- ✓ Natural mortar with raked joints
- ✓ Concrete roof tiles or Colorbond roof in a choice of colours from our Luxe range
- ✓ Roof sarking
- ✓ Colorbond metal fascia and gutters - standard colorbond range
- ✓ Aluminium windows with keyed locks in a choice of colours
- ✓ Aluminium framed flyscreens to windows and sliding doors
- ✓ Standard clear glazing to all aluminium windows with obscure glazing to Bathrooms and Ensuite
- ✓ Two garden taps located at the front and rear - as per plan design

## ENTRANCE

- ✓ Quality Timber Entrance Door 2040mm x 920mm in your choice of profile from our Luxe range
- ✓ Lane security Front Door furniture
- ✓ Colorbond sectional overhead garage door
- ✓ Automatic garage door with 2 remote controls
- ✓ Internal access door to home as per plan with Lane door furniture
- ✓ Plasterboard lined interior to Garage
- ✓ Lane deadbolt to other external hinged doors
- ✓ Tiling to Porch and Alfresco from our current Luxe Range
- ✓ Render to front façade - if applicable to design

## STORAGE

- ✓ Linen cupboard as per plan, plasterboard lined with 4 shelves. Lane dummy lever where applicable
- ✓ Walk in or built in robes as per plan, plasterboard lined with hanging rail and 1 set of melamine shelving

## LAUNDRY

- ✓ Custom wall to wall laminated joinery with stainless steel 45L tub, and mixer tap with a laminate benchtop
- ✓ Waterproofing to laundry floor
- ✓ 30mm sand / cement bedding to laundry floor
- ✓ Floor tiling from our current Luxe range
- ✓ Skirting Tile and Tiled Splashback above built in laundry tub \$ 25m2 allowance
- ✓ Smart Tile Floor Waste

## INTERIOR

- ✓ Extra High Ceilings: 2700mm high (nominal) ceilings to single storey homes
- ✓ Extra High Ceilings: 2700mm high (nominal) ceilings to ground floor of two storey homes
- ✓ Extra High Ceilings: 2400mm high (nominal) ceilings to first floor of two storey homes
- ✓ 2040mm High Internal Doors, your choice of profile from our Luxe range
- ✓ Chrome Door stops to all doors opening onto walls
- ✓ Lane door furniture - internal passage and privacy levers from our Luxe range
- ✓ 30mm sand / cement bedding to all tiled areas
- ✓ 600 x 600 or 300 x 600 tiles throughout home and kitchen area from our Luxe range
- ✓ Carpet to bedrooms, lounge and where applicable. Design specific. Carpet from our Luxe range
- ✓ Paint - 3 coat paint system to internal walls and cornice. Choice of 1 colour
- ✓ Paint - 3 coat gloss or semi-gloss to interior doors, skirting and architraves. Choice of 1 colour
- ✓ Paint - 2 coat paint system to ceiling. White.
- ✓ Architectural style skirting 92mm and architraves 67mm, Choice of 2 profiles
- ✓ 3 Step Cornice to main living areas and 90mm cove cornice throughout remainder of home
- ✓ MDF Staircase - timber painted balustrade and handrail (two-storey only)

## KITCHEN

- ✓ Kitchen design and layout as per plan - see individual home for specific design
- ✓ Quantum Quartz Stone Benchtop to kitchen (20mm thick - Standard Range)
- ✓ Quantum Quartz Stone Island Bench with waterfall edge (40mm thick - Standard Range)
- ✓ Polyurethane / Laminate Kitchen cupboards and drawers
- ✓ Set of pot drawers
- ✓ Set of cutlery drawers
- ✓ Soft close Kitchen doors and drawers
- ✓ Choice of designer kitchen cupboard handles or pull to open
- ✓ Stainless Steel double bowl inset kitchen sink
- ✓ Choice of designer Kitchen mixer tapware from our Luxe range
- ✓ 4 shelves to pantry
- ✓ Plasterboard Bulkhead above overhead cupboards
- ✓ Glass Splashback to Kitchen

## APPLIANCES

- ✓ Fisher & Paykel 600mm built in Electric Multifunction oven
- ✓ Fisher & Paykel 900mm 5 burner Gas cooktop (subject to gas availability)
- ✓ Fisher & Paykel 900mm 5 cooking zone Ceran cooktop
- ✓ Fisher & Paykel 900mm Undermount or Canopy Rangehood
- ✓ Fisher & Paykel 600mm Freestanding Dishwasher

## BATHROOM / ENSUITE

- ✓ Designer floating vanity units from our extensive Collection
- ✓ Designer basin mixer from our Luxe Range
- ✓ Frameless polished edge mirror to suit vanity
- ✓ Semi-frameless shower screen with clear glass - Bathroom and Ensuite only
- ✓ Luxe Phoenix or Dorf Collection Tapware to basins, bath and shower (Chrome finish)
- ✓ Smart tile floor waste as shown on the plan
- ✓ Designer toilet suite, either Caroma Urbane back to wall toilet suite | Luci Zero Back to wall toilet suite
- ✓ Luxury Freestanding Bath
- ✓ Waterproofing to bathroom, Ensuite and powder room
- ✓ 30mm sand / cement bedding to bathroom floors
- ✓ Complete tiling to floor and all walls. (floor to ceiling)
- ✓ Choice of floor tiles \$25m2 allowance. Walls are finished in ceramic white tiles either gloss or matt finish 300 x 600
- ✓ 3 in 1 fan light heater to Main Bathroom and Main Ensuite
- ✓ Towel rail, toilet roll holder and shower shelf where applicable (Luxe Phoenix or Dorf Collection)

## ESSENTIAL INCLUSIONS

- ✓ HIA Contract
- ✓ Basix assessment & fees
- ✓ 2000L Above ground rainwater tank
- ✓ R2.0 Wall Insulation and R3.5 Ceiling Insulation
- ✓ Preparation and lodging of building plans and specifications
- ✓ Construction Certificate Fees or Complying development fees
- ✓ Construction Liability Insurance
- ✓ Home Warranty Insurance
- ✓ Payment of water authority standard approval fee
- ✓ Water, sewerage, stormwater & electrical connection allowance based on a standard 6m setback to front of home
- ✓ Payment of surveyors fees for peg out and identification surveys
- ✓ Piering Allowance up to 40m. Additional piers over 40m charged at \$85.00 plus gst per metre
- ✓ Payment of engineers fees for concrete slab
- ✓ Standard site costs (up to 1m fall over building line. Excludes deepened edge beam and internal step downs if required)
- ✓ Scaffold, temporary fence and site amenities as required
- ✓ Site establishment requirements including sediment control and waste removal
- ✓ Statutory Guarantee (6 year structural guarantee)
- ✓ 90 day maintenance period from practical completion

## ELECTRICAL & SAFETY

- ✓ Meter box with circuit breakers and earth leakage safety switch
- ✓ Smoke detectors as indicated on plan
- ✓ 3 external feature lights on Façade (installation only)
- ✓ 2 x LED Downlights to external porch area
- ✓ LED downlights Single Storey = 30 | Double Storey = 50
- ✓ Standard Light fitting to bedrooms
- ✓ 3 kitchen feature pendant lights (installation only)
- ✓ 2 spot lights. 1 to laundry exit door + 1 to backyard (installation only)
- ✓ 2 x Double PowerPoints to every room & hallway.
- ✓ 2 TV points for single storey
- ✓ 3 TV points for double storey
- ✓ Telephone / Internet / Foxtel / NBN provision if applicable
- ✓ Acron fully ducted air conditioning system with 2 zones
- ✓ Colour Intercom System with 1 control pad
- ✓ Security Alarm System with 1 control pad

## ALFRESCO

- ✓ Fully covered Alfresco integrated with home
- ✓ 4 Led Downlights
- ✓ Double PowerPoint
- ✓ Natural gas point for BBQ - if applicable
- ✓ 30mm sand / cement to concrete floor
- ✓ 600 x 600 or 300 x 600 Tiles to alfresco from our current Luxe range