



Our reputation is your guarantee of quality

PLATINUM INCLUSIONS

LICENCES, ADMINISTRATION ETC.

- Full working drawings
- Housing Indemnity Insurance & Construction Insurance
- Soil Test and Site Feature Survey
- Engineer Drawings (standard pricing on "S" Class site)
- Life time Structural Guarantee
- 6 Month Defect Liability Period
- Building Licence and Water Corporation Fees
- Termite Treatment (Biflex spray)
- Fixed Price Contract
- Site works for "S" class level sites (**Provisional Sum**)
- **BAL** Assessment (Bushfire Alert Level)

EXTERNAL FEATURES

- 2 Course bricks and/or Primeline Cladding (Chamfered, Heritage, Ezilap) or Colourbond
- Colourbond roof, gutters, downpipes and fascias
- Solid front door (**\$600 P.S.**) with security Gainsborough Trilock Entrance Set
- 2 x external continuous flow garden taps
- **Bosch** Optiflow Professional gas hot water system - (optional upgrade to Solar or Electric Heat Pump)
- Powdercoated aluminium sliding doors and windows all key-locked
- Double garage with remote control panelift door and 2.4 high ceiling with 2250mm high clearance
- Flyscreens to all opening windows and sliding doors
- All external painting ie : timberwork, eave lining etc. (option for client to do own painting)
- Sewer/water/power connection plus 15m of run allowance
- Brick Veneer construction or Cladded construction
- Wespine Blue treated wall frames & roof frames
- 100mm thick garage floor with reinforcing mesh

INTERNAL FEATURES

- Quality door furniture (Gainsborough - Contractor 100 & 700 Series)
- Corinthian or Hume doors from builders standard range
- All internal painting (3 colours) (option for client to do own painting)
- Timber window sills (**Ezi Trim Pine**) except WC's, Laundry, Bathroom & Ensuite
- **Insulation** - R4.0 Batts to Ceiling and R2.5 Batts with Builders to external walls
- Walk-in/Built-in robes in all bedrooms (½ hanging and ½ shelving)
- Full height Laminated MDF board or mirror sliding doors to robes and linen cupboards where shown on plan
- Skirting 90mm splayed - **Ezi Trim Pine**
- Door frames & Architraves 66mm splayed - **Ezi Trim Pine** Plasterboard ceilings and internal walls 2.4m high

KITCHEN FEATURES

- Postform tops with laminated fronts/doors with 1mm ABS edging
- Soft close drawers to pot and cutlery drawers
- Posh Solus MKII Stainless Steel Sink - 1 1/2 bowl
- Posh Solus Mark II Gooseneck Flickmixer
- Dishwasher recess with tap and power point
- Wall oven Stack (**if shown on plan**) includes pot drawer & microwave recess
- **SMEG** 600mm Stainless Steel Gas Hotplate **Model #CIR66XS3**
- **SMEG** 600mm Stainless Steel Oven (Wall or Underbench) **Model #SAC578X9**
- **ROBINHOOD** 900mm Glass Canopy **Model #RWV3CL9G**
- Upgrade options available on cookware
- 1 x standard set of pot drawers
- 1 x standard set of cutlery drawers
- 4 x 450mm White Melamine shelves to pantry
- Tiling (up to **\$44m² P.C.**) (200 x 200 tiles) (extra for laying of Porcelain tiles)

BATHROOM/ENSUITE/WC's

- Postform tops with laminated fronts/doors with 1mm ABS edging
- Roca Diverta 550 inset Vanity Basin with Posh Solus Mark II Flickmixers (1 tap hole)
- Framed mirrors to Bathroom and Ensuite
- Posh Solus Flickmixer with Vivid Hand shower rail to ensuite and bathroom
- Evolution semi frameless clear glazed shower screens with pivot doors to ensuite and bathroom
- Posh Solus Rectangular Bath (choice of two size 1525mm or 1675mm) with 2 rows of tiles above
- Posh Solus Flickmixer with Swivel 200mm Outlet to Bath
- Gen X chrome double towel rails
- 3in1 IXL Triumph **Model #11311** (2 heat lamps/light/and) and Novaline 290mm Exhaust fan
- Bermuda floor wastes to Bathroom and Ensuite floors and shower recesses (Concrete floors)
- Roca Victoria Close Coupled toilet suite with soft close seat
- Gen X chrome toilet roll holders
- Chrome floor waste to WC's
- Tiling (up to **\$44m² P.C.**) (200 x 200 tiles) (extra for laying of Porcelain tiles)

LAUNDRY

- Postform tops with laminate fronts
- One under trough cupboard/bench
- **Metro 35** Ceramic trough in Laminate cupboard with postform laminated top.
- Posh Solus Mark II Flickmixer (1 tap hole)
- Washing machine taps and power point (in cupboard)
- Chrome floor waste
- Tiling (up to **\$44m² P.C.**) (200 x 200 tiles) (extra for laying of Porcelain tiles) 2 rows above bench

ELECTRICAL

- **18** standard lights (including external lights) - 4x2 Home allowance
- **18** double powerpoints - 4x2 Home allowance (plus 1 external powerpoint)
- **8** downlights - 4x2 Home allowance
- **2** TV outlets - 4x2 Home allowance
- **2** smoke detectors - 4x2 Home allowance
- **1** Telephone cabling - connection by Telstra
- **1** x LED fluoro light to garage
- Twin sensor light to front of garage

ALSO INCLUDED

- Driveway (**66m² allowance**) and path to front door included, standard grey concrete or standard paving
- Cleaning at completion of home (inside and out)
- 6 month defect liability period after handover

NOT INCLUDED

- Siteworks for non "S" class site, Telstra connection fee, Western Power connection fee, any council requirements (ie : soakwells - should they be requested), floor coverings, window treatments, letterbox, clothes line, television antenna, Double glazing or Low E film.
- Requirements for 6 Star Energy Assessment.
- Landscaping, Reticulation, Retaining walls, planters, furnishing, fridge, dishwasher, microwave, brick paving to areas unless otherwise noted, listello and feature tiles, light fittings (location and quantity), fences and gates, floor coverings and window treatments.
- BAL requirements

[Specification subject to change without notice.](#)

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