



Our reputation is your guarantee of quality

RURAL 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
- Planning and 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 or Ezilap profile) and Colourbond
- Colourbond roof, gutters, fascias and PVC downpipes
- Solid front door (**\$600 PC**) with Gainsborough Trilock Entrance Set
- 2 x external continuous flow garden taps
- 270lt storage Heat Pump electric hot water system
- Powdercoated aluminium sliding doors and windows all key-locked
- Double garage with remote control panelift door and 2.4 high ceilings 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 connection 15m of sewer run
- Power and Water service run ins **P.S \$1,100**
- Brick Veneer or Fully Framed 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 wrap 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 closer to doors and 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
- 1 x standard set of pot drawers
- 1 x standard set of cutlery drawers
- 4 x 450mm White Melamine shelves to pantry
- **SMEG** 900mm freestanding hotplate/oven **Model #FS9010XS**
- **ROBINHOOD** 900mm Glass Canopy/rangehood **Model #RWV3CL9G**
Upgrade options available on cookware
- Tiling (up to **\$44m² PC**) (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 the width of the vanities
- Posh Solus Flickmixer with Vivid Hand shower rail 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
- Bermuda floor wastes to Bathroom and Ensuite floors and shower recesses (Concrete floors only)
- Evolution semi frameless clear glazed showerscreens with pivot doors to ensuite and bathroom
- 3in1 IXL Triumph **Model #11311** (2 heat lamps/light/fan) and Novaline 290mm Exhaust Fan
- Roca Victoria Close Coupled toilet suite with soft close seat
- Gen X chrome toilet roll holders
- Tiling (up to **\$44m² PC**) (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 PC**) (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 internal powerpoints - 4x2 Home allowance (plus 1 external powerpoint)
- **8** LED 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

- 2m concrete or paved apron to front of garage or carport, path to front door concrete or paved
- 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), retaining, landscaping, floor coverings, window treatments, letterbox, clothes line, television antenna, fencing, Double glazing or Low E film. Septic system ATU or Leach Drains, Driveway, Requirements for 6 Star Energy Assessment, BAL requirements

Our reputation is your guarantee of quality