

Standard Inclusions

1. PLAN DESIGN, DRAWING AND SUBMISSION FEES.

Plan design
Engineering
Insurances
Council submission & preliminary fees

2. SITE WORKS

C1 Wind rating
Engineering and working drawings to S Class site
Building platform up to 1-degree fall

3. FLOOR FINISHES

Carpet to bedrooms & media room
Broom finished concrete to garage
Tiles to remainder of floors including patio & entry porch

4. WALLS

External: 200mm masonry finished with sandstone external render
Internal: 10mm plasterboard internally
Height: 2600mm

5. DOORS AND FRAMES

Entrance door: Infinity 6 with clear glass
Internal doors: Readycoat with pine doorframe
Garage Entry Door: External ply
Garage Door: Sectional Storm Safe

6. WINDOW FRAMES & WINDOW SILLS

Plasterboard to all four sides of window frames

7. ROOFING

Prefabricated timber trusses
Colorbond corrugated roofing
Woollen insulation blanket to entire roof area (R3.5)

8. FLOOR SLABS

Concrete raft slab to engineers design
Driveway – 40m² plain concrete

9. WALL LININGS

6mm Villaboard to wet area walls
10mm Plasterboard to all other internal walls

10. CEILING LININGS (where applicable)

Internal Ceilings: 10mm plasterboard with 90mm cove cornice
10mm WR board to wet area ceilings
Patio Ceilings: 10mm WR board with 50mm cove cornice
Porch Ceiling: 10mm WR board with 50mm cove cornice
Garage Ceiling: 10mm plasterboard with 90mm cove cornice
Eaves: 4.5mm Hardiflex

11. LIGHT FITTINGS

As per East Coast Designer Builders pre-selected range

12. FINISHING SCHEDULE

- Built-in-Cupboards: Vinyl coated plasterboard sliding doors with 1x shelf & hanging rod
Choice of colour to be selected from standard colour range
- Skirting: 68 x 11mm painted pine to all internal floors with the exception of wet areas
- Locks:
- | | |
|--------------------------|--------------------------------|
| Front Door: | Gainsborough Tri Lock |
| Internal Doors: | Amelia passage lever |
| Garage Entry Door: | 840 stainless steel governor |
| Aluminium sliding doors: | Manufactures locking mechanism |

Main Bathroom (as per specific plan)

Custom made vanity with standard melamine cupboards & standard roll top bench

- | | |
|---------------------|-------------------------------------|
| Basin: | Coral Semi Recessed 500x430 - White |
| Basin Mixer: | Projix pin lever |
| Bath: | Maxton 1675mm Acrylic bath - White |
| Bath Spout: | L/P C/P 125mm |
| Shower Mixer: | Projix pin lever |
| Toilet Suite: | Raymor Classic close couple - White |
| Toilet Roll Holder: | Projix |
| Towel Rail: | Double Projix 900mm |
| Vanity Mirror: | Frameless |
| Shower Screen: | Standard powdercoat frame |

Ensuite (as per specific plan)

Custom made vanity with standard melamine cupboards & standard roll top bench

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|---------------------|-------------------------------------|
| Basin: | Coral Semi Recessed 500x430 - White |
| Basin Mixer: | Projix pin lever |
| Shower Mixer: | Projix pin lever |
| Toilet Suite: | Raymor Classic close couple - White |
| Toilet Roll Holder: | Projix |
| Towel Rail: | Double Projix 900mm |
| Vanity Mirror: | Frameless |
| Shower Screen: | Standard powdercoat frame |

Kitchen (as per specific plan)

Custom made kitchen with standard melamine cupboards & standard roll top bench

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|-------------|----------------------------|
| Units: | As per layout on plan |
| Sink: | Atlantic 1-3/4 bowl 1080mm |
| Sink Mixer: | Projix pin lever |

Laundry (as per specific plan)

Laundry tub: Milena poly cab and tub with taps and spout

Hot Water (as per specific plan)

Hot water: 250-ltr electric hot water units

13. CARPET

To media room
Bedrooms & WIR
PS Allowance \$ 35.00 per m²

14. GLAZING

Clear glass with standard powdercoat frames to all windows & sliding doors

15. TILING

Main bathroom

Wall tiles to shower recess only 2000mm high in a straight tiling pattern
Wall tiles to bathtub recess only 1500mm high in a straight tiling pattern
Entire bathroom floor with skirting tile
All tiling laid in straight tiling pattern with standard grout colour
Tile PC \$ 20.00 per m²

Ensuite

Wall tiles to shower recess only 2000mm high in a straight tiling pattern
Entire ensuite floor with skirting tile
All tiling laid in straight tiling pattern with standard grout colour
Tile PC \$ 20.00 per m²

Living, Kitchen, Dining, Entry

Floor tiles to entire floor with 68 x 11 painted pine skirting
All tiling laid in straight tiling pattern with standard grout colour
Tile PC \$ 20.00 per m²

Note

No allowance for feature tiles or border tiles

16. PAINT

Exterior:	Walls & eaves lining:	1 seal coat & 2 acrylic top-coats
	Colours:	As per offered standard range
Interior:	Coatings:	1 seal coat & 2 acrylic low sheen top-coats
	Ceilings & cornice:	1 seal coat & 2 ceiling flat white topcoats
	Timber doors:	Gloss finish
	Colours:	As per offered standard range

17. TERMITE TREATMENT

All structural timber and pine finishes are treated for termite attack

18. SITE SERVICE CONNECTIONS

10m of single phase underground mains
Water and electricity connection by owner - to be arranged at commencement of construction.

EXCLUDED ITEMS

Landscaping including fencing
Swimming Pool
Curtains/Blinds
Clothesline/Letterbox