

## 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 – 40m<sup>2</sup> 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

- |                     |                                     |
|---------------------|-------------------------------------|
| 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

- |             |                            |
|-------------|----------------------------|
| 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 m<sup>2</sup>

### **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 m<sup>2</sup>

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 m<sup>2</sup>

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 m<sup>2</sup>

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