

GOLD INCLUSIONS

PRELIMINARIES

Consultants	Engineered Structural Slab Contour & Peg Out Survey Plans
Fees	Engineer Inspection Fees Standard Development Application Fees Construction Certificate Application Fees Long Service Levy Certifier Inspection Fees Scaffold Work to cover Authority requirements Basix Certificate
Insurances	Home Owner Warranty Insurances All associated Building Insurances

SITE COSTS

Site preparation: cut and fill approximately to house area only.
Sewer connection to board's existing 100mm sewer junction
Stormwater drainage lines (100mm dia) to easement
Water connection at near side of street.
Provide three phase underground mains provision with electrical connection including Telstra provision
60 L/m of 450mm diameter under slab concrete piling

EXTERNAL

	Class "M" waffle pod concrete Slab to suit 300mm fall over Building platform Termite Protection system Pine timber Frames and Trusses Typical 240mm Brick Veneer Construction Standard ceiling heights - Ground Floor - 2750mm & First Floor - 2450mm
Bricks	Face Bricks from Austral Everyday-Life builders range Off-White mortar and Flush joints All render and applied finishes are an upgrade
Walls	Where Light-weight cladding is shown on plan - 170mm Primeline Newport weatherboards cladding (Design specific)
Roof	Concrete Roof Tiles from Bristle "Designer & Traditional" range

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Windows	Aluminium Windows with keyed locks (as per design) from Builders range
Sliding Doors	Aluminium Sliding Doors with keyed locks (as per design) from Builders range
Fascia/Gutter	Colourbond Fascia & Gutter from Builders range or colours with painted PVC round downpipes
Garden Taps	Two to front (1xrainwater/recycled, 1 x mains) and same to rear
Garage Door	Panel Glide sectional overhead colourbond Garage door with Remote Control handsets

INTERNAL

Entry Doors	Hume Doors Newington XN1 - 2040 x 920 x 40mm with translucent glass
Laundry Door	Hume Doors XF1 half glazed - 2040 x 820 x 40mm with cathedral glass
Internal Doors	Hume Doors Accent HAG9 throughout
Entry Door furniture	Gainsborough Tri-Lock Lever Entrance Sets & double cylinder Deadbolt Internal Door furniture Gainsborough Lever Passage, Privacy and Dummy sets
Door Stops	75mm white cushioned plastic
Plasterboard	Walls 10mm Wetrooms lined with 6mm Villaboard Ceilings 10mm Supaceil
Cornice	90mm Cove cornice 55mm Cove cornice to robes and Linens
Water Proofing	Bitumenous membrane flashing to First Floor wet areas & Fibreglass waterproofing to Ground Floor perimeters
Skirtings	67mm x 18mm Half splayed pine
Architraves	67mm x 18mm Half splayed pine
Robes	Pre-hung hinged doors with Pre-fabricated wire top shelf & hanging rod
Linen	4 x Pre-fabricated Wire shelves

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Stairs	Paint finish Treads, Risers & Stringers - MDF Posts - Pine 90 x 90mm Chamfered Handrail/Wall rail - Pine 65 x 45mm Oval Balustrades - 12 x 12mm Mild steel
Kitchen & Vanities:	Kitchen Doors - Laminate doors with PVC hard edge Kitchen Benchtop - 20mm quartz stone bench top (standard colours only) Wall Hung Vanity Doors - Laminate doors with PVC hard edge Wall Hung Vanity Benchtop - 20mm quartz stone bench top (standard colours only) Vanity Basins - Caroma Carboni II semi recessed or countertop basins
Kitchen Sink	Clark Radiant R1501R top mount kitchen sink 1 and 3/4 bowls
Laundry Tub	Clark Eureka 45 litre laundry tub & cabinet
Appliances	Oven – Omega OO651XR 600mm Electric Fan Forced S/S oven or similar product Cooktop – Omega OG60XA 600mm Gas Stainless Steel Cooktop or similar product Rangehood – Omega ORF60X 600mm S/S Fixed 3 Speed rangehood or similar product Bosch Continuous 26 litre hot water heater Model YS2670RA5NG including recess box
Taps:	Vanities - Alder Alto 165mm fixed mixer set Showers - Alder Alto Shower Mixer With Moda Rail + Shower Head Bath - Alder Alto Bath mixer Set with fixed 170mm spout Washing Machine - Standard T handles Kitchen & Laundry - Alder Alto sink mixers with swivel
Bath	Caroma Stylus Newbury Island 1675mm Bath
Toilet Suites	Everhard Virtue wall faced White suite
Shower Screens	Semi-Framed Contour shower screen with Powder coated frame
Mirrors	Polished edge 6mm Vanity mirror - 900mm Height x Length of vanity
Paint	Internal - Taubmans Endure - 3 (three) coat paint system External - Taubmans - 2 (two) coat paint system

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Tiles	<p>Tile selection from our Gold range</p> <p>Wet Areas - Bathroom, Ensuite, WC, Powder room and Laundry</p> <p>External Areas - Porch, Alfresco & thresholds (Balcony if applicable)</p> <p>Kitchen and Laundry Splashback - 600mm high</p> <p>Showers - 2000mm High wall tiling</p> <p>Shower Recess - 450mm High x 600mm wide x 90mm Deep</p> <p>Bath - 1200mm High wall tiling around bath.</p> <p>Skirting - 300mm tiles to the remainder</p> <p>Including Sand & Cement bedding to all floor areas</p> <p>Standard Chrome floor waste is provided to all Wet area floors</p>
Garage Doors	<p>Sectional overhead double/single garage door</p> <p>Choose from Gliderol Oxford, Hampton, Tuscan & Madison ranges in standard sizes & colours</p> <p>Auto garage openers with 2 x handsets</p> <p>Single Power point to Garage ceiling</p>
Electrical	<p>Light point batten holder per Room</p> <p>Two Double power points per Room</p> <p>Single power points to Fridge, Oven, Cooktop, Rangehood, Dishwasher & Microwave</p> <p>Double Tube Fluorescent (36 watt) to Garage</p> <p>2No: 240 volt hard wired Smoke Detectors</p> <p>Light and power circuits to suit</p> <p>2No: Two Way Switches</p> <p>Two-Lamp Heater, Fan & Light combination to Bathroom and Ensuites with showers</p> <p>Exhaust Fans (Mechanical Venting) to Laundry</p> <p>Weather Proof Single Power Point</p> <p>Electrical Consultation</p>
Communications	<p>Hills Home Hub 600 series station for TV, phone & Data</p> <p>Communications Consultation</p>
BASIX	<p>Heavy-duty roof Sarking under all Roof Tiles</p> <p>External Walls - CSR Bradford Gold Batt R2.0 insulation (including wall between house and Garage)</p> <p>Ceilings over Living areas - CSR Bradford Gold Batt R3.5 insulation (excluding Garage & Alfresco)</p> <p>Above ground - Metal - 3000 litre - water tank including Evo MkII pump and accessories</p> <p>Ducting to Rangehood to open air</p> <p>Provision in Laundry for a recycled tap</p> <p>Dual flush Toilet suites</p> <p>6 Star rated tapware</p>

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DECOR ITEMS

Security Doors - Powder coated aluminium honeycomb security doors
Fly Screens - Powder coated aluminium flyscreens to all windows
Bosch 404 alarm system
Daikin fully ducted air conditioner - 3 phase, standard inverter 20kw system with up to 3xzones and 11xround outlets - (subject to house design)
Tiled main Floor Areas to Ground Floor Living & Entry only
Carpets - Silver range
Underlay - Standard Red Foam
Areas - Stairs & First floor areas (excluding wet areas)
Ground Floor if applicable - Theatre, Study, Media or Living (subject to design)

Driveway

Driveway including connecting path to Front door - Coloured Concrete
Crossover (boundary line to kerb) in Plain Concrete
Excludes - new laybacks, kerb & gutter replacement, grated drains