



## STANDARD LIFESTYLE INCLUSIONS

### General:

- Interim occupation certificate
- Architectural plans/BASIX Requirements
- Council or CDC application and approval for building a standard dwelling
- Sydney Water approval/Inspection Fees
- Registered surveyors contour plan and Final identification survey
- Construction Insurance & Home Owners Warranty Insurance
- Temporary fencing to building site as required
- Sediment control measures
- Granitgard Termite management system and Certificate
- Class "M" concrete slab (subject to Geotech report)
- Salinity environment slab (subject to Geotech report)
- H2 Treated pine timber for Frames & Trusses
- 90mm frames external & internal
- 2440mm ceiling height
- Scaffolding and Safety roof rail as required by Workcover
- Insulation batts to external Walls R1.5 and Ceiling R3.0 (excluding garage)
- Safety Switch to main electrical board & Smoke detectors
- Structural Warranty in accordance with NSW legislation building act
- 3 month maintenance guarantee from hand-over
- Cure treatment concrete slab

### External:

- Selection of face bricks - PGH Bricks - builders range
- Bristle Concrete Roof Tiles – Classic Range
- Plain concrete front Patio/rear Alfresco formed part of house slab (subject to home design specific)
- Aluminium powder coated Sliding doors & Windows with key locks
- Maintenance free Colorbond Fascia, Gutter
- 2 x external taps
- Slimline Panel Lift Colorbond Garage Door
- 3000L Aboveground Rainwater Tank (subject to BASIX)

### Internal:

- Melamine Shelving to robes and linen closet (4 shelves to linen and one hanging rail to robes)
- Plasterboard lined garage
- Front Door – Madison Range by Corinthians with Enviro Seal for weather protection
- Internal Panel Doors – Motive Range - by Corinthians
- Laundry Door – solid core door or half glazed or sliding (subject to home design specific)
- Internal Gainsborough Door Handles – Firoa, Lianna, Carla
- Gainsbrough Trilock 8901ANGS Double Cylinder deadlock to Front Door
- Gainsbrough Terrance and deadlock to Laundry Door – 540TERSS
- Pine timber 67mm Skirting and Architraves – Half Splay or Homebush
- Framed Mirrored Sliding doors to bedroom robes as per plan
- Gyprock Lining to Internal Walls with 90mm cove cornice
- Taubmans 2 coats paint System to internal walls, ceiling and woodworks

### Electrical:

- 1 external light point to patio, alfresco
- One Double Power point to all rooms
- Light point to each room
- Safety Switch to electrical board & Smoke detectors hard wired with battery back-up to Australian standard
- 2 x TV Points
- 2 x phone points
- Rheem 26L Continuous Flow Gas Hot Water System Instantaneous (subject to BASIX)

### Kitchen:

- Laminated Polytec Matt Finish Kitchen cupboards doors finishes with matching overhead cupboards
- 20mm Stone Bench Top – Standard Range by Caesarstone
- Ceramic Tiles to Kitchen Splash back 650mm high – Builders Range
- Hettich Kitchen Handles
- Caroma "Radiant" 1200mm Stainless Steel double bowl sink
- Stylus Venecia Mixer
- OMEGA 90cm Freestanding 9 Function Gas Cooker OF916X
- OMEGA 90cm Canopy Rangehood OR9XA-C
- Dishwasher Provision and Connection Point

### Bathroom, Ensuite and Laundry:

- Stonepage Moulded Poly Top Vanity with draws and cupboards
- Vanity mirror with aluminium edge to all Vanity's
- Semi Frameless Shower Screens with clear laminated glass
- Ceramic tiles to all wet areas from Builders Range – 2.1m to shower area, 600mm over bath, ceramic tiled skirting elsewhere
- Caroma Prima Stylus Connector Toilets
- Venecia Tapware by Caroma
- Caroma Cosmo soap holder, toilet roll, towel rail and towel ring
- Clark 42 litre stainless steel laundry tub
- Skirting Tiles to Laundry
- Privacy locks to bathrooms and main bedroom
- Caroma Stylus Newbury 1525mm Island Bath
- Exhaust Fan to WC (subject to home design specific)
- Soft close WC seats

