

EXTERNAL

- Engineer designed concrete slab to suit M class site
- Reinforced concrete slab to patio and alfresco with broom finish integrated with main house slab
- Superior Kordon termite protection to perimeter and slab penetrations
- 90mm external and 70mm internal timber wall framing (single storey designs)
- 90mm ground floor timber wall framing and 90mm external and 70mm internal timber wall framing to first floor (double storey designs)
- 2440mm (nominal) ceiling height to ground and first floor
- 450mm eaves linings (design specific)
- 300mm engineered joist systems (double storey designs)
- Extensive brick selection from nominated PGH, Boral and Austral ranges
- Off white mortar joints with choice of ironed or flush joints
- Hardies fibre cement cladding or feature timber panelling (design specific)
- Colorbond metal fascia and quad gutter from a selection of colours
- 90mm round PVC downpipes in paint finish from a selection of colours
- Monier concrete roof tiles in a choice of profiles and colours from builders nominated range (Horizon, Traditional, Elabana)
- Sarking to underside of tile roofing
- Colorbond roof in a range of colours including 55mm Anticon insulation (design specific)
- Wideline Horizon aluminium windows & sliding doors in standard colour range including keyed window and door locks
- 2150mm high sliding stacker doors to outdoor entertaining room (design specific)
- Choice of clear or white translucent glazing to bathroom, ensuite, WC and powder rooms
- Sectional overhead garage door in woodgrain finish from a selection of colours
- Merlin auto garage door opener including two keyring remotes and one wall mounted button including single power point
- One garden tap provided to front and rear of home
- Hume Premium Weatherguard front entry frames with self draining aluminium sill and full perimeter seal for better energy efficiency and noise reduction in paint or clear finish (sidelights where applicable are clear glass)
- Hume Savoy range 2040mm x 820mm front entrance door (with clear glass) in paint or clear finish (XS11, XS24, XS26 and XS28)
- Hume Glass Opening XF1 laundry door with clear glass (painted finish)
- Hume Solicore Duracote tempered hardboard external door to garage access (design specific)
- Hume Joinery JST1 2040mm x 820mm door (with clear glass) in paint or clear finish to balcony access (design specific)
- Set plasterboard linings to outdoor entertaining rooms
- R2.0 Glasswool batts to external walls including wall separating garage and house and R3.5 Glasswool batts to ceilings excluding ceilings to garage, porch, alfresco and balcony

INTERNAL

- 90mm Classic cove cornice throughout
- Hume 2040mm high flush panel pre hung internal doors pre-primed for paint finish
- 67 x 18mm skirting and architrave pre primed pine for paint finish with choice of five profiles
- Hume 2040mm high flush panel pre hung wardrobe doors pre-primed for paint finish
- One white melamine shelf and hanging rail to all bedroom robes
- Four melamine shelves to linen and pantry cupboards (design specific)
- Gainsborough Trilock Contemporary Lever double cylinder deadbolt in satin or polished chrome to front door
- Gainsborough Terrace Set and Gainsborough 550 double cylinder deadbolt to laundry door
- Gainsborough Terrace Set to all other external doors
- Gainsborough Modern Contractor 100 Series lever sets to all internal passage doors with privacy set to bathroom, ensuite and separate WC
- Designer D Handles in satin or polished chrome to robes, linen & pantry
- White cushioned wall stops to all internal doors (excluding robes & linen doors)
- Enclosed staircase with MDF treads and risers (for carpet finish) pine stringer and newel posts and 12mm x 12mm stainless steel balusters (double storey homes)
- Under stair storage including Hume 2040mm high flush panel pre hung door pre-primed for paint finish (double storey homes)
- Watty! Solver Ultra Toned flat white to ceiling
- Watty! Solver Ultra 3 coat system one colour throughout to walls
- Watty! Solver Ultra Enamel one colour throughout to doors and woodwork
- Watty! Solargard to exterior

KITCHEN

- Polytec melamine cupboard doors, drawers, back panels and end panels in matt or texture finish from an extensive range of colours with brushed aluminium kickboards
- Overhead cupboards to kitchen with back and top panel to rangehood and cupboards above refrigerator space (as indicated on construction plans)
- White melamine internal cupboard finish
- Microwave provision and single power point with one standard pot draw underneath (subject to kitchen design)
- Plasterboard bulkhead to overhead cupboards and refrigerator space
- 20mm pencil round Caesarstone benchtops in a choice of colours from builders nominated range
- Caroma Saracom chrome sink mixer
- Clark Vital 1180mm flushline double bowl stainless steel sink
- Blum soft close hinges to cupboard doors and Blum soft close drawer runners to kitchen drawers
- Dishwasher provision including cold water point and single power point
- Cutlery tray to kitchen drawer
- 30L slim twin slide out kitchen waste bin
- Selection of Firmware designer handles from builders nominated range
- One metre wide refrigerator space including single power point
- Full height tiled kitchen splashback from Modernview Homes all inclusive range from Di Lorenzo Tiles

APPLIANCES

- IAG IOC9SE3 900mm wide stainless steel freestanding multi function oven
- IAG CP9BLS 900mm wide stainless steel canopy rangehood
- IAG AD14S 600mm wide freestanding dishwasher
- IAG IM30SE4 30L multifunction microwave oven
- IAG IOM9SE4 900mm wide stainless steel underbench oven with rotisserie
- IAG ICD9SG6 900mm wide stainless steel gas cooktop with cast iron trivets and wok burner
- IAG IAG CP9BLS 900mm wide stainless steel canopy rangehood
- IAG AD14S 600mm wide freestanding dishwasher
- IAG IM30SE4 30L multifunction microwave oven

Or ...

BATHROOMS & LAUNDRY

- Vanities with Polytec melamine cupboard doors and end panels in matt or texture finish from an extensive range of colours
- Polytec laminated tight form tops to vanities in matt or gloss finish from an extensive range of colours
- White melamine internal cupboard finish to vanities
- Caroma Liano porcelain counter top basins with chrome pop up plug and waste
- Polished edge bathroom mirrors 1000mm high
- Selection of Firmware designer vanity handles from builders nominated range
- Caroma Saracom basin, shower and bath mixers in chrome finish
- Integrity 2000mm high semi frameless showerscreens with pivot door, chrome finish and clear laminated glass
- Irwell Invigra shower on rail in chrome finish
- Stylus Prima II close coupled dual flush fully porcelain toilet suites with soft close seat
- Stylus Basis white acrylic rectangular bath with chrome waste and rubber plug
- Caroma Saracom bath outlet in chrome finish
- Caroma Cosmo 600mm towel rails and toilet roll holder in chrome finish
- Ceramic wall and floor tiling from Modernview Homes all inclusive range from Di Lorenzo Tiles includes 2000mm high tiling to showers, 500mm over bath, 150mm over vanities and laundry tub and skirting tile to balance
- Semi floating vanities including tiled kickboard
- Tiled shower niches to bath and ensuite (2 Included)
- Round chrome floor wastes throughout
- Clark 45L stainless steel tub and white metal utility cabinet
- Stylus Venecia sink mixer in chrome finish to laundry tub
- Mini washing machine taps in chrome finish concealed under laundry cabinet

ELECTRICAL & GAS

- Rinnai 26L 5 star instantaneous gas hot water system including standard recess box
- Gas point provision to cooktop, hot water system and one internal heating point
- Light points fitted with batten holder and compact florescent light globe to all rooms
- Double power points to all rooms and garage and single power points to all appliances
- Two way switch to stairs and entry way (design specific)
- Two (2) television points and two (2) telephone points
- Combination Fan-Light-Heater (2 Globe) to bathroom and ensuite (2 Included)
- Exhaust fan to powder room (design specific)
- Direct wired smoke detectors as required
- Single phase meter box and connection to mains power
- RCD safety switch and circuit breakers to electrical meter box
- NBN Wiring between Telstra's outdoor termination box & indoor distribution panel, including double power point, one free to air TV point and 5m of cable terminating in roof space

PRELIMINARY COSTS

- Development application and Construction Certificate application fees
- Construction Insurance and Home Warranty Insurance
- Surveyor contour survey and site identification plans
- Standard water authority fees
- Construction industry Long Service Levy fee
- Structural engineers design and certification fees
- BASIX assessment
- Geotechnical engineers soil report
- Occupation Certificate fee (client to obtain final Occupation Certificate)
- Architectural plans

TENDER INCLUSIONS

- Excavation up to up to 1m fall to block of land
- Service Connections – water, stormwater, sewer, gas, power and phone
- Concrete pier lineal metre allowance
- Safety roof railing to perimeter of roof
- Basic bricklaying scaffolding (2 storey homes) subject to site conditions
- Temporary site security fencing as required by Work Cover Authority
- Sedimentation control and trade waste compound as required by local council
- All Weather Access as required by local council