

## 1. PRE - CONSTRUCTION

- Fixed price building contract
- Construction drawings
- Building insurance (HBCF)
- Energy efficiency assessment
- Engineering construction report
- Soil classification report
- Development consent and approvals not included

## 2. SITE WORKS & CONNECTIONS

- Site costs are based on land size up to 650m<sup>2</sup> maximum, 6m setback to house and 300mm fall over building area
- Stormwater and sewer connection within allotment
- Power supply - overhead electrical service connection upto 12l/m single phase from pole
- Telephone & fibre service - communications supply (upto 12l/m conduit only/ 1x common service trench)
- Water supply - water service up to 12l/m from connection point
- Excludes any account opening fees, builder assumes all services are available
- Termite treatment in accordance with A.S3660



## 3. FOUNDATIONS & FOOTINGS

- Engineered designed 'M' class concrete slab (site specific)
- Excludes any rock removal or excess soil removal
- Concrete pump allowed for single pour

## 4. FRAMING

- 90mm structural timber wall framing and roof trusses - 2400mm ceiling height
- HY-BEAM engineered joists with treated particle board flooring (applies to selected designs)

## 5. ROOFING

- Choice of colourbond fascia and slotted quad gutter
- Choice of colourbond roof with ventilator (included sarking)
- PVC round downpipes

## 6. EXTERNAL

- Brickwork - standard size brick from builders range with natural coloured rolled joints
- Brick in-fills to front elevations, painted cement sheet in-fill to remaining
- 75mm HEBEL power panel, render & paint as per selections (design specific)
- 180mm SCYON LINEA weatherboard (design specific)
- 450mm cement sheet eaves (design specific)
- Cement sheet linings with timber trim to external patio ceilings (design specific)
- 2 x wall mount external garden taps
- Concrete finish to external patios

## 7. WINDOWS

- Aluminium sliding windows and sliding glass doors with powder coated colour finish, obscure glass to wet areas (excl. laundry)
- Fly screen to all opening windows and sliding doors

## 8. INSULATION

- Reflective foil to external framed walls
- R2.0 insulation batts to external walls
- R4.0 insulation batts to ceiling (excl. garage and patios)

## 9. INTERNAL FINISHES

- 2400mm nominal ceiling height throughout
- 10mm plasterboard to walls and ceilings throughout, moisture resistant linings where required
- 55mm cove cornice throughout
- 70mm splayed skirting and architraves

## 10. DOORS & DOOR FURNITURE

- 2040 x 820 HUME selected builders range entrance door, dura-coat finish - entrance
- 2040 x 820 HUME external grade flush panel external doors, dura coat finish (design specific)
- 2040mm nominal size. internal grade flush panel internal doors
- Builders range white door stops throughout
- Builders range chrome hinges, latches and sticker plates throughout
- Builders range selected chrome entrance lockset to external doors
- Builders range selected chrome lever sets to internal doors
- Chrome flush pulls to cavity sliding doors (design specific)

## 11. ROBES & LINEN

- Sliding doors to built in robes (design specific)
- Single melamine shelf with hanging rail to robes
- 4 x white melamine shelves to linen cupboard



## 12. KITCHEN

- Selected laminate bench tops from builders range
- Selected laminated doors and 1 bank of drawers with cutlery insert
- Over head cupboards 2100mm above floor level (fridge overhead optional)
- Pantry with melamine shelving
- Selected cabinet handles from builders range
- Dishwasher space with power and water point
- Stainless steel sink with drainer with chrome kitchen sink mixer
- Ceramic tiles to splash-back

## 13. APPLIANCES

- 600mm selected black/ stainless steel stove top - gas or electric
- 600mm selected black/ stainless steel oven
- 600mm slide out range rangehood
- Hot water service - Gas continuous flow

## 14. LAUNDRY

- Stainless steel laundry tub in metal cabinet with chrome laundry tap mixer
- Selected - ceramic tiles above laundry tub with floor tiles and skirting tiles throughout
- Chrome floor waste

## 15. BATHROOM & ENSUITE

- Selected laminate bench top to vanity unit with standard range vitreous china square vanity basin & chrome mixer tap
- Full width polished edge mirror above vanity
- 1500mm free standing bath with chrome tap ware from builders range
- 2000mm semi framed shower screen with ceramic tiled shower base & chrome waste
- Builders range selected - chrome tap ware & pop up waste through out
- Selected ceramic wall tiles to shower recess with floor tiles and skirt tiles through out
- Builders range selected - chrome towel rail & toilet roll holder

## 16. W.C

- Back to wall dual flush vitreous china toilet suite
- Chrome toilet roll holder

## 17. TILES

- Selected ceramic tiles from builders range to wet areas & other floors if applicable
- Wet area wall tiling - up to 1200mm to walls & 2000mm to shower recess
- Skirt tiling - 200mm above floor level to laundry, vanity & W.C
- Splash back tiling - to under side of overheads to kitchen, 400mm above laundry bench



## 18. PAINTWORK

- Gloss enamel to entrance door
- Low sheen acrylic to external linings & other external doors
- Internal walls - 2 coat washable acrylic
- Internal ceilings - 2 coat flat acrylic (ceiling white)
- Internal doors & timber work - gloss enamel

## 19. ELECTRICAL

- RCD safety switch with circuit breaker to meter box - as per A.S 3000
- Hard wired smoke alarms
- Suitable allowance of single and double power points
- Internal lighting to all rooms
- External lighting above external doors
- 2 x TV points to home to roof mounted TV antenna
- Exhaust fan to shower areas & W.C with external ventilation (product specific)
- NBN provision point for future connection by owner

## 20. HEATING & COOLING

- Ducted reverse cycle heating and cooling with zones to bedrooms and living

## 21. GARAGE

- sectional panel garage door with remote control - selected from builders range (sizing is design specific)
- standard concrete finish to garage floor

## 22. FLOOR COVERINGS

- Choice of builders range carpet to selected areas
- Choice of builders range vinyl plank flooring through out

## 23. OPTIONAL UPGRADES

- Dwyer Building Group have a wide range of optional upgrades, speak with one of our new home sales consultants to discuss the possibilities to upgrade an area/ item.

*Notes:*

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### Terms & conditions:

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