

The Grange

with superior inclusions
package: YOUR NEW HOME

One Price, no more to pay
BYO furniture is all you need
100% completed home
Just move in

**Our Superior Inclusion packages has everything you need in a home
ONE PRICE, NO MORE TO PAY.**

Standard Inclusions 2 June 2017

GENERAL

- **Fixed price QBCC/HIA contract.**
- Six (6) year structural guarantee.
- Price based on fully serviced building lot.
- Engineer's soil test and concrete foundation design.
- **Engineer's certification of concrete slab Class H1 allowed for.**
- Working drawings and specifications prepared by builder.
- Council/Certification, Plumbing & Drainage fees, including inspections.
- Frames: - Studs at 600 center's / Trusses at 600 centers.
- **Ceiling height to be nominal 2570mm.**
- Gables and gable infill: Hardies Hardiflex with foil backed sarking unless otherwise noted.
- Internal stairs: Paint or carpet grade, full stringer, with timber handrail and balusters (if applicable).
- 2x hose cocks. 1x to front and 1x to rear.

SITE ACCESS

- Unobstructed access to building site is the responsibility of the Owner(s).

SITE WORKS

- Cut and fill up to 600mm site fall.
- Removal of uncontaminated spoil from site by Builder.
- **Slab to suit class H1' classification.**
- Connections: - Sewerage total of 50m, 60m of storm water, 10m of single phase underground power from main supply to meter box and 10m of waste from Council reticulated mains.
- N2 wind loading as per Building Code of Australia.
- 40m of sediment fencing. 60m Site Temp Fencing (NSW Only)

- Concrete pumping included (house slab only).
- **No allowance for Retaining.**
- **No allowance for any Rock Excavation.**
- **No allowance for any acoustics or bush fire requirements.**

TERMITE TREATMENT

- A physical termite barrier in accordance with AS3660.
- 70mm Pine Framing & trusses as per engineering design.

ROOF, FASCIA & GUTTERS, DOWNPIPES

- Colorbond Gutters/Fascias - Quad or Trimline profiles.
- PVC Downpipes -90mm round profile.
- **Colorbond roof sheeting (Custom Orb Profile).**
- Roof trusses to be engineer designed at 22.5° unless noted otherwise.
- Anticon Blanket included to all roof areas.

EXTERNAL FINISH

- Brick veneer external walls from a wide range.
- Austral face brick:- 'Urban One' Range.
- PGH Face brick:- Thredbo, Bathurst, Lithgow, Uluru, Kimberley, Rice, Hotham, Perisher, or Bangalow Blend.
- Bricks to have natural mortar and raked joints.
- **Render to front façade.**
- Exposed aggi driveway (colour from standard range).
- Mail box and fold down clothesline.

INTERNAL LININGS

- Internal Walls lined with 10mm plasterboard to walls and ceiling, villaboard to wet areas, with **90mm cove cornice throughout.**

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David Simpson 0412 500 558
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- 68mm x 12mm DAR FJ Pine skirting, painted finish.
- 42mm x 12mm DAR FJ pine architrave, painted finish.
- **Taubmans Paint Company for selections.**
- Three (3) coat paint system to all internal walls, (builder's range).
- Gloss enamel paint to all internal doors and woodwork.
- Ceilings internal, External & soffits to be white.
- One (1) paint colour only to walls, architraves, skirting's and doors as standard.
- Standard wet area tiling and main floor from Builders standard range.
- **Tiled niche in showers.**
- **Roller blinds to living and bed windows and doors.**
- Carpets to all bedrooms and robes from builders range.

LANDSCAPING

Turf, River Rock, steppers and garden bed as required

Allowance of \$4,000.00

CABINETRY

- **Bench tops: - 20mm with arise edge Smart Stone to kitchen, Bathroom.**
- **En-suite & Laundry (1x choice of stone only throughout).**
- Vanity cabinets:- 2 Door unit Laminex colourboard with matching 1mm edging.
- Laundry cabinet:- 2 Door unit Laminex colourboard with matching 1mm edging.
- Kitchen cabinets and overhead cabinets Laminex colourboard with matching 1mm edging as shown on the plan.
- **Soft close draws mechanisms to all cabinetry.**

APPLIANCES, HWS (as attached)

- Oven: **Euromaid BS5** (900cm) nine functions in Stainless Steel.
- Cook-top: **Euromaid CF6GS GAS** (900cm).
- Rangehood: **Euromaid RSFR8S** slide-out (900cm) in stainless steel.
- Dishwasher: **Euromaid DC14S** (60cm) Orbital Wash System in stainless steel.
- **HWS: GAS instantaneous.**

SINKS, SANITARY WARE, SHOWERS, MIRRORS (as attached)

- Kitchens sink double bowl drop-in.
- Laundry tub Everhard 45lt 'SS' Drop in.
- Square china counter topbasins.
- 1650mm anti slip - white acrylic Bath.
- **Close coupled full ceramic Toilet suite with Soft Close Seat.**
- Mixers throughout.
- Accessories double towel and toilet roll holder.
- **Shower on rail and ceiling dropper to Ensuite.**
- Semi Frameless clear glass shower screens with pivot door.
- Frameless polished edge mirrors are 900mm high x length of vanity.

ELECTRICAL (as attached plan)

- **LED Down lights in brushed chrome. (27 lights on average)**
- **External soffit lights and sensor lighting at entry (7 lights on average).**
- **1 x Ceiling fan per bedroom, Study, living area etc - 3 blade stainless steel.**
- Double GPO's and single GPO's as plan **(20 points on average).**
- **4no TV points and 3no phone/data point.**

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- Hard-wired smoke detectors as approval required.
- **Wired for future pay TV to lounge room and media room.**
- **Wired for future NBN or development equivalent (Phone/Data).**
- **UHF/Digital antenna as required.**
- **Security alarm system with future wiring for back to base.**
- **Ducted Air conditioning Daikin with 6 zones.**
- **Wired for music speakers to lounge/kitchen/alfresco for future ipod dock.**
- **Heated Towel Rail.**

DOORS

- Exterior front door Humes 'Newington' range (Painted + Clear glazing).
- Sidelight clear glazing in prehung door frame (if applicable).
- Internal doors to be Humes 'any design' redicote.
- Exterior laundry door to be sliding glass in aluminum frame (where shown).
- **Wardrobe doors to be Mirror sliding doors (where shown on plan)**
- Linen cupboard doors to be vinyl sliding doors as plan.
- Fit-out to master robe be with a white melamine top shelf bank of draws and shelves and full hand and double hand rails.
- Fit-out to other robes be with a white melamine top shelf and hanging rail.
- Fit out to linen cupboard to be 4x white melamine shelves.

- Fit out to garage cupboards to be sliding doors and melamine shelving if required.
- Lockwood Nexion Lockset lever door handles to external doors.
- Lockwood Velocity series lever door handles to internal doors.
- **Remote controlled Steel-line Timber Look Garage door (2,100mm x 4,800mm) (includes 2 remote handsets).**

WINDOWS

- Aluminium sliding windows with key locks – clear glass with frames from the standard range of colours.
- **Fly Screens to sliding windows and sliding doors only.**

ENERGY CONSIDERATION

- R2.5 batts are included to living area ceiling (excludes garage & patios).
- Sisalation is included on external walls.
- R1.5 batts are included to external walls where required.
- 80% energy efficient lighting as a minimum.

FENCING

- **Treated pine fencing with gates as covenant requirements allowance \$2,500.00 = 50% of the fencing costs.**

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