

NEW Standard BASIX Requirements

Slimline 3000 litre Colorbond® Steel rainwater tank with separate plumbing to toilets and laundry washing machine provision

R2.5 Insulation batts to external walls of residence (excluding garage)

R6.0 Insulation batts to internal ceilings (excluding garage)

General Inclusions

Six (6) month fixed price tender (upgrade to twelve (12) month available)

M class concrete slab designed and certified by a qualified engineer

Six (6) year structural guarantee

Three (3) month maintenance guarantee

Preparation and approval of architectural construction plans and specifications

Payment of local council building application and certification fees

Structural engineers details and site inspections

Preparation of contract documentation acceptable to lending and building authorities

Construction insurance (Home Owners Warranty)

Site contour survey and house peg out

BASIX assessment and certificate to State Government requirements

Payment of mandatory long service fee

Pest control certification

Water authority fees (regular / basic connections only)

Three (3) brick course step down to perimeter (one (1) brick course step down to garage perimeter)

Standard Statutory Requirements

Siltation and erosion control

Temporary access driveway

Roof scaffolding to comply with WorkCover Authority

Site security fencing (up to 100 lineal meters) to comply with WorkCover Authority requirements

Electrical authority connection fees

Electrical upgrade to accommodate NBN (National Broadband Network) including internal conduit, single GPO, phone point and data point

Site analysis report

Australian Height Datum (AHD) survey

Laundry Inclusions

Clark 42 litre utility stainless steel tub with permacoat steel cabinet

Alder swivel spout round 240 mm with 'FLEX' wall mixer in Chrome finish to freestanding tub

Ceramic tiled floor with one (1) row of skirting tile, and 300 mm high tiled splashback over tub

Chrome plated square floor waste

Alder 'NISEKO' washing machine taps in Chrome finish

Standard Site Costs

Crane hire / site access / site handling

Machine hire & site preparation to accommodate a balanced cut and fill up to 1 m of fall over building area

Removal of excess fill from site including pier holes, drop edge beams, service trenches and or spreading of excess fill on site

Step down garage floor level two (2) brick courses

Concrete pump (piers)

Concrete pump (house slab)

Near side water connection up to 10m from dwelling (connection point located within boundaries of allotment)

Underground mains power connection to within 10 m of dwelling

Communications conduit - provision for future connection by others (up to 25 lineal metres)

Sewer lines and connection to existing junction located within boundaries of allotment and accessible for connection (within 10 m of dwelling)

Stormwater drainage via charged 90 mm P.V.C. lines to tank including overflow to street or easement up to 10 m from dwelling

Provide drilling rig and machine hire for drilling concrete piers

Concrete piercing (up to 100 lineal meters of 400 mm diameter 20 MPa concrete piers)

Exterior Inclusions

Colorbond® Steel roof

Extensive selection of bricks from Austral & PGH

Aluminium windows and sliding doors from Trend (single storey designs only) and Stegbar (double storey designs only)

Colorbond® Steel metal fascia and slotted quad gutter with P.V.C. painted downpipes

Smartfilm termite management system

Superior framework - External load bearing walls at 450 mm centres

Engineered roof trusses at 22.5° or 24° degree roof pitch (dependent on façade selection)

Engineered posi-strut floor joists placed at a maximum of 450 mm centres (applies to double storey designs only)

Security locks to all windows and sliding doors

Two (2) potable water taps and two (2) tank water taps (four (4) in total)

Tiled porch and balcony (where shown on design or as part of an optional façade)

Gainsborough 'Terrace' key locks to all external hung doors

Timber entry door frame, clear glazed sidelight, and tiled threshold

Hume Doors front entry door (door model will vary dependent on façade selection)

Hume Doors (XF3) glazed timber laundry door and tiled threshold

Kitchen Inclusions

Radiant R175 Mk2 stainless steel double bowl sink (including basket waste)

Extensive range of door colour selections from Laminex, Formica, and Polytec

Choice of up to two (2) colours to kitchen cabinetry

Flush panel overhead cabinets

Bulkheads to kitchen overhead cabinets

Quality metal drawer runners (where applicable)

Wide range of quality kitchen door handles (select from builders nominated range)

Tiles up to overhead cupboards for kitchen splashback

Alder 'FLEX' gooseneck sink mixer tapware to kitchen sink in Chrome finish

Provision for dishwasher including one (1) water point and single power point

Interior Inclusions

2400 mm (minimum) ceiling height

Quality hard wearing washable paint to internal walls

Gloss painted finish to all internal woodwork

90 mm cove cornice

Painted pineboard shelving to linen cupboards, wardrobes, and pantries

Gainsborough lever internal door furniture (select from builders nominated range)

Pencil round 42 x 12 mm architraves and skirting (paint finish)

Doorstops to all internal doors (where applicable)

Clipsal electrical switches and power outlets

High quality waterproofing to all wet areas

Car/Garage Accommodation Inclusions

Sectional overhead or roller doors to garage (dependent on façade selection)

Garage door recess incorporated in slab design to resist flooding in heavy rain

Bathroom / Ensuite Inclusions

Alder 'FLEX' basin/bath mixer 220mm set to bath in Chrome finish

Alder 'FLEX' wall mixer with 'KASI' bracket shower head to showers in Chrome finish

Alder 'FLEX' basin mixer to vanities in Chrome finish

Pivot door to hobless semi-frameless shower screen

Frameless - polished edge mirror above all vanities

Caroma 'Maxton' 1525 bath to Bathroom

Caroma 'Venecia' close coupled dual flush toilet suite (full vitreous china)

Vanities with melamine doors from Polytec, Laminex and Formica

One (1) colour per vanity cabinet

Fully moulded European style vanity top from Manooga

Chrome plated square floor waste

Alder 'WISH' single towel rail in Chrome finish

Alder 'WISH' toilet roll holder to all toilets in Chrome finish

Alder 'WISH' soap holder to showers and bath in Chrome finish

Wide selection of quality ceramic tiles (including imported tiles)

2.0 m high tiling to shower areas

One (1) row of skirting tiles and one (1) row above vanities to bathroom and ensuite

Leak Guards to shower taps

Electrical and Appliances Inclusions

Earth leakage safety switch in single phase meter box to electrical circuits with separate switch for fridge

Mains connected smoke detectors with battery backup to comply with AS3786

Power points and light points as per basic electrical layout provided

Rheem 325 litre electric boosted solar hot water system that includes two (2) collectors (as required for BASIX) or a Rheem 160 litre natural gas hot water system that includes a mandatory tempering valve

Quality European Omega stainless steel 600 mm cooktop, rangehood & oven appliances



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