



Inclusions

KITCHEN	BATHROOM & ENSUITE
<p>Appliances</p> <ul style="list-style-type: none"> • Westinghouse 600mm Gas Cook-top • Westinghouse Oven 600mm with Shut Off Switch • Westinghouse 900mm Canopy Rangehood ducted to roof space 	<p>Bathroom, Ensuite & Powder Room Vanity</p> <ul style="list-style-type: none"> • White Gloss Vanity with White Ceramic Basin on Chrome legs, up to 600mm wide • Chrome Modern Round Pin Mixer
<p>Benchtop</p> <ul style="list-style-type: none"> • 32mm Laminate Tight Edge Benchtop 	<p>Bathroom, Ensuite and Powder Room Tiling</p> <ul style="list-style-type: none"> • Porcelain 300 x 300mm Floor (non slip) Tiles • Porcelain 300 x 600mm 2.0m High in Shower, 600mm High Around Bath and 100mm Skirting
<p>Cabinetry</p> <ul style="list-style-type: none"> • Laminated finish - wide range of standard colours • Kickboards - Matching Cupboards Colours and Finish • 128mm D-Bar Handles to Lower Cabinets 	<p>Waterproofing</p> <ul style="list-style-type: none"> • High Quality Installed as per Australian standards
<p>Pantry</p> <ul style="list-style-type: none"> • Polyurathane or Laminated as shown on plans • 5 Rows of Solid Melamine Shelving 	<p>Shower & Bath</p> <ul style="list-style-type: none"> • Shower Screen Fully Framed Polished Aluminium with Toughened Clear Glass • 1500mm Drop in Acrylic White Bath Set in Tiled Hob as per plan
<p>Sink & Tapwear</p> <ul style="list-style-type: none"> • Stainless Steel Sink, Drop-In Double Bowl • Chrome, Gooseneck Flick Mixer 	<p>Toilet</p> <ul style="list-style-type: none"> • Full Porcelain Closed Coupled Suite with Soft Close Seat
<p>Splashback</p> <ul style="list-style-type: none"> • 300 x 600mm Polished Porcelain Tile 	<p>Mirror</p> <ul style="list-style-type: none"> • 6mm Polished Edge Mirror to Match Vanity Size
<p>General</p> <ul style="list-style-type: none"> • Dishwasher Provision Only with Plumbing and Electrical Points • Fridge Provision with Electrical Point • Microwave Provision Only with Electrical Point 	<p>Tapware</p> <ul style="list-style-type: none"> • Chrome Modern Round Pin Wall Mixer to Shower and Bath • Chrome Round Bath Spout • Hi Rise Multifunctional Shower Head
	<p>Accessories</p> <ul style="list-style-type: none"> • Chrome Plated Push Plugs • Chrome Plated Double Towel Rails • Chrome Plated Ring Towel in Powder Room • Toilet Roll Holder in Chrome Finish • Stainless Steel Finish Floor Waste • Privacy Lock to Door • Double Power Point • Chrome Plug and Waste to Bath

INTERNAL FEATURES	EXTERNAL FEATURES
<p>Walls</p> <ul style="list-style-type: none"> • 10mm Plasterboard to Internal Walls • 6mm Villaboard to Wet Areas • 90mm Cove Cornices Throughout • Premium Quality Paint to Ceiling, Walls, All External Painted Areas and Doors 	<p>Main External Material</p> <ul style="list-style-type: none"> • PGH Face Brick from selected range of colours
	<p>External Cladding</p> <ul style="list-style-type: none"> • Lightweight Cladding as per concept plan where applicable
<p>Skirting & Architraves</p> <ul style="list-style-type: none"> • 66mm x 18mm Pine - with Paint Finish 	<p>Roof</p> <ul style="list-style-type: none"> • Boral Concrete Roof Tiles • Sarking Under Tiles
<p>Wardrobes (Where shown on plans)</p> <ul style="list-style-type: none"> • Melamine Top Shelving with Hanging Rail 	<p>Windows</p> <ul style="list-style-type: none"> • Lockable, Single Glaze Aluminium Windows in selected range of colours • Obscure Glazing to Wet Areas for Bathroom and Powder Room • Key Lockable Sliding Doors with Deadlock and Toughened Glass
<p>Doors</p> <ul style="list-style-type: none"> • Hume Hollow Core Doors with Semi Gloss Paint Finish • Round Lever Door Handles in Satin Chrome 	<p>Entry Door</p> <ul style="list-style-type: none"> • 820 mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish • Security Lever and Deadlock in Satin Chrome
<p>Flooring to Wet Areas</p> <ul style="list-style-type: none"> • Porcelain 300x300mm Floor (non slip) Tiles • 100mm Skirting 	<p>External Door</p> <ul style="list-style-type: none"> • 820mm Solid Block-Board • Security Lever and Deadlock in Satin Chrome
<p>Linen Shelving</p> <ul style="list-style-type: none"> • 4 Rows of Solid Melamine Shelves 	<p>Garage Door</p> <ul style="list-style-type: none"> • Colorbond Roller Door with in standard range of colours
<h2>LAUNDRY</h2>	<p>Front Porch</p> <ul style="list-style-type: none"> • Concrete finish
<p>Tub</p> <ul style="list-style-type: none"> • 45L Freestanding Tub and Cabinet 	<p>Front Facade</p> <ul style="list-style-type: none"> • Face brick from PGH Selected Range or Textured Paint Finish as shown on plans
<p>Tapware</p> <ul style="list-style-type: none"> • Standard Sink Mixer 	<p>Fascia and Gutter</p> <ul style="list-style-type: none"> • Metal Fascia and Quad Gutter in Colorbond Colours
<p>Washing Machine Provision</p> <ul style="list-style-type: none"> • Hot and Cold Washing Machine Connection and Power Point 	<p>Termite Control</p> <ul style="list-style-type: none"> • Termite Protection System to Perimeter of House and Termite Collar to All Slab Pipe Penetrations and Brick Piers
<p>Splashback</p> <ul style="list-style-type: none"> • 300 x 600mm Polished Porcelain Tiles Behind Tub 	<p>Downpipes</p> <ul style="list-style-type: none"> • Painted to Suite Gutter Colour, 90mm Round PVC Downpipes
<p>Tiling</p> <ul style="list-style-type: none"> • Porcelain 300 x 300mm Floor (non-slip) Tiles with 100mm Skirting 	
<p>Accessories</p> <ul style="list-style-type: none"> • Stainless Steel Finish Floor Waste 	

EXTERNAL FEATURES CONT.

Garden Taps

- Fresh Water Tap
- Rain Water (or recycled water tap)

Hot Water Unit

- Bosch 20L Instant Gas Hot Water System

GENERAL SITE WORKS

General Site Works

- Council Bonds
- Home Owners Warranty Insurance
- Complying Development Approval Costs
- Contour Survey and Slab Pegout
- Sediment Control Barrier Installed to Site
- Trade Waste Removal and Disposal as required by council
- Temporary Fence, Supplied and Installed to Perimeter of Site as necessary
- Temporary Site Toilet, Supplied to Site for Period of Construction
- Telstra Communications Mains Connection to House up to 12Lm where applicable
- Sewer Mains Connection to House up to 10Lm
- Stormwater Mains Connection to House up to 10Lm
- Water Mains Connection to House up to 10Lm
- Gas Mains Connection to House where applicable
- Electrical Mains, Single Phase Mains Connection to House up to 10Lm

GENERAL SITE WORKS CONT.

Structure

- Concrete Waffle Pod Slab up to M Class
- Concrete Slab Strength up to 25Mpa
- 100mm Slab to Rainwater Tank
- Pre-fabricated 90mm External and 70mm Internal Frames and Trusses as per Australian standards
- 2435mm Ground Floor Ceiling Height
- Structural Steel Beams where required

BASIX

- BASIX Certification and Rating
- R3.0 Insulation Batts to External Walls Except Garage; R3.5 Insulation batts to Ceiling
- Three Gas Connections to Cook-top, Hot Water Heater and Gas point in Living Room

SAFETY AND ELECTRICAL

Safety

- Two Smoke Alarms, Direct Wired with Battery Back Up
- Safety Switch to Electrical Meter Box
- Deadbolt to Timber External Doors
- Security Lock to Sliding Glass Doors

Lighting

- 1 Oyster Light Per Room as per plan
- 1200mm Single Fluorescent Light to Garage
- Limited 2 Way Switching

Electrical

- One Pre-Wired Television Points
- One Pre-Wired Telephone Point
- One Double Power Point Per Room
- Power Points for Appliances (Kitchen cook-top, dishwasher, refrigerator, microwave, range hood)
- Power Points for Hot Water Unit and Rainwater Tank as per plan

NBN

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- Optic Fibre Provisions - 1x Phone, Data and TV Points to Garage with Power Point and Conduit Pipe to Property Boundary