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COUNCIL CERTIFICATION

- Local Council building approval fees
- Engineered working drawings
- Energy Efficiency Rating Certificate
- Construction insurances

SITE & STRUCTURAL

- Delivery up to 100km and stumping
- Connection to water, sewage & electrical 12 metre allowance
- Minimum C2 (W50) wind rating
- Galvanized steel post stumps (maximum 450mm above ground)
- L.O.S.P (H3 & H2) structural timber sub-floor, walls & roof

EXTERNAL

- Steel stringers & hardwood treads
- Verandas & decks – ModWood
- Patented breathable wall panel system
- James Hardie claddings
- Powder-coated aluminum windows, doors & louvers (Dark grey & grey obscure to wet areas)
- Flyscreens to all sliding windows & doors
- Solid core entry doors
- Timber fascia painted as per colour scheme
- Colorbond roof & trims
- Roof ventilators to suit
- Garden taps

INTERNAL FLOORS, WALLS, WINDOWS, DOORS & CEILINGS

- Wall & roof insulation – as per Energy Efficiency Rating Certificate
- Painted walls - 19mm termite treated wall sheets (joins visible)
- Venetian blinds to living, kitchen & bedrooms
- Vinyl floor covering to living, kitchen & bedrooms (Timber plank appearance)
- FJ pine termite treated skirting, architrave, jambs & cornices
- Flush doors
- Door lever sets - privacy to bedrooms & bathrooms, passage to others
- SS magnetic door stops
- Ceiling - Easy Craft VJ panelling or similar

6 year warranty
6 month maintenance period
Higher than average energy rating
Architect selected colour schemes

KITCHEN & CUPBOARDS

- Tiled splashbacks to kitchen, laundry & vanities – Standard Gateway Range
- 1 ½ bowl or 1 bowl kitchen sink & sink mixer (4 star Wels rating)
- Multi-function electric oven
- 4-burner gas cook top
- Slide-out range-hood as per design
- Laminated kitchen, vanity & laundry – standard square edge to doors, round edge to benchtops
- Wardrobes & linen cupboards - laminate swing doors, hanger rod & shelving

BATHROOM/WC & LAUNDRY

- Tiles & tile skirting to bathrooms, laundry & WC floor – Standard Gateway Range
- 10mm frameless fixed glass shower screen or as per plan
- Acrylic bath tub where applicable
- Vanity basin semi-recessed or drop-in
- Shower head with rail & soap holders
- Flickmixers – shower, bath & vanities
- Shaving cabinet with mirrored doors
- Towel ring
- Double towel rails
- Dual flush toilet suite
- Toilet roll holder
- 35lt drop-in laundry tub, cabinet & mixer
- Gas hot water unit

ELECTRICAL

- Bunker wall lights for stair deck entries
- 3-blade, 1400mm white ceiling fans in each room except kitchen & wet areas
- Compact circular oyster fluorescent lights as per Sustainable Building Code
- White double GPO – bed & living:2, wet area:1, kitchen:3
- TV outlet- 1 or 2 depending on plan
- Phone outlet – 1
- Oven power outlet
- Exhaust fans in bathroom & WC
- Smoke detectors as per BCA requirements

NOT INCLUDED DUE TO SITE SPECIFIC REQUIREMENTS

- Soil test, site surveys & contour plans
- Demolition & sloping site earthworks
- Water tanks, septic system & solar power

ALSO AVAILABLE

- Custom designs
- Adaptable housing design
- Variety of floor coverings
- Furniture packages
- Carports, garages, driveways & paths
- Building skirting
- Fencing, clothes lines & letter boxes

