

PRELIMINARIES

- Soil test
- Contour Feature Survey
- Wind Rating & Basic Bushfire assessment
- Contracts & Specifications
- Full Working Drawings
- Engineers Slab Design
- 6 Star Energy Rating to Vartel Homes Standard Specification & Orientation
- Colour Selection with Qualified Colour Consultant
- Home Owners Warranty Insurance
- Construction Risk Insurance
- Building Permit

CONNECTION OF SERVICES

- Based on a 650m² Block and 6 meter setback
- Water Connected to Buried Service in front of the Block
- Wastewater to the legal point of discharge a 1500mm deep tie
- Stormwater to the legal point of discharge
- Natural Gas
- Single Phase Underground Power
- Telephone conduit & draw rope up to the Electricity pit only
- **Note:** Connections - Does not include connection or consumer account opening fees

EARTH WORKS & FOUNDATIONS

- Site Cut and Fill Up to **400mm overall** (site fall across Building Platform)
- Engineered Designed Concrete Waffle Pod Slab to Standard "M" Class Specification
- Termite Protection Armoured shields to all slab penetrations (Part A)
- Termite Chemical Spray to Building Perimeter (Part B)
- Note: Site costs are individually assessed for each site

STRUCTURAL

- 7 Year Structural Guarantee
- Wall Frame - MGP10 Stabilised Pine Frame
- Lintels - Seasoned Timber
- LVL Lintels & Beams
- Engineered Designed Roof Trusses

FAÇADE

- Choose from our **Stylish Architectural Designed Facades**

GARAGE

- Concrete Floor (86mm stepdown)
- Plaster lined Ceiling & Walls (**double brick front wall only**)
- Painted timber infill panel above Garage Panel Door
- **Sectional Overhead Garage Door with Remote Control**
- Tempered hardboard door to Garage rear exterior
- Flush panel door to Garage internal access

ALFRESCO

- Alfresco area under roofline -design specific
- Ceiling -10mm Plasterboard with Timber Trim
- 100mm reinforced concrete paving (86mm stepdown)
- Treated pine timber posts
- LVL beams-AC lined painted for weather protection

PORCH

- Ceiling -10mm Plasterboard with Timber Trim
- 100mm reinforced concrete paving (86mm stepdown)
- LVL beams-AC lined & painted for weather protection- Façade specific

EXTERNAL

- Bluescope Custom Orb **Colourbond Roofing**
- Colourbond Fascia, Quad Slotted Gutter & Downpipes
- Aluminium Windows to front elevation - Façade Specific
- Aluminium Sliding Windows with lockable sashes to sides and rear elevations
- Aluminium Sliding Door with Clear glass to Meals/Family
- Aluminium Sliding Door with Clear glass to Laundry
- Aluminium Door Frame to Garage rear exit with Corinthian duracote flush panel door and Lockwood Symmetry Lever Set lock
- Austral Bricks (**16 select Bricks**) to choose from
- **Brick infills** to all Windows, Sliding Doors up to 2.7M wide, front Entry & Garage rear exit door only.
- Front Entry Door - Corinthian **Pivot Door System** Madison PMADPV 104 2040x1200x40mm clear glazed with **Lockwood Vision Mechanical Entry Lockset**

INSULATION

- R1.5 Sisalation Foil to External Walls
- R2.0 CSR Gold Batts to External Walls & Garage internal
- R3.5 CSR Gold Batts to Internal Ceiling (excludes Garage)

INTERNAL

- **2590mm** Ceiling height over plates throughout Single Storey & Ground Floor of Double Storey Homes
- **2440mm** Ceiling height overplates throughout to First Floor on all Double Storey Homes.

PLASTERING

- 10mm Plasterboard throughout
- Ceilings fixed onto Metal battens at 450mm centres
- Water proof plasterboard to Ensuite & Bathroom & to other wet areas as per requirements
- 75mm Cove Cornice throughout

FIXING

- 67mm x 18mm single bevel MDF skirting & architraves
- Flush panel redicoat doors throughout (2040mm high)
- Hinged doors to Wardrobes/Linen/Broom cupboards
- Lockwood Velocity Series Lever Door Handles
- Lockwood Velocity Series **Privacy Door Handles** to Bathroom & WC only
- Chrome D Handles to Wardrobe/Linen/Broom cupboard Hinged Doors
- Chrome flush pull handles to Sliding Doors
- White air cushion door stops
- Walk in Pantry-4 shelves - white melamine
- Linen-4 shelves - white melamine
- Broom cupboard-1 shelf - white melamine
- Wardrobes-1 shelf - white melamine
- Wardrobes-**1x4 Drawer Tower with Metal Side Runners & Open Adjustable Shelves**
- Bed 1 Walk in Robe - single chrome hanging rail & 1 double chrome hanging rail - design specific
- Bedrooms 2,3&4 - single chrome hanging rail
- All Shelving & Drawer Towers are Manufactured with 16mm High Moisture Resistant White Melamine Board with 2mm PVC edging.

KITCHEN JOINERY & APPLIANCES

- **Smeg 900mm upright cooker classic design (SA9010X)**
- **Smeg curved glass wall mount rangehood (SA950CXA)**
- **Smeg freestanding underbench Dishwasher (DWA214S)**
- **Smeg topmount Double Bowl Sink (LE116A)**
- **Smeg Gooseneck Sink Mixer chrome (ST100SC)**
- **40mm Quantum Quartz Pencil Aris Polished Edge Reconstituted Stone Benchtop (Selection of 12 colours)**
- Fully lined white melamine base & O/Head Cabinets
- **Overhead Cabinets** with bulk head to ceiling
- Decorative Colourboard - large range of Colours to choose from for Doors & Panels
- **Soft closing mechanism** to hinged doors and drawers
- Large selection of Designer Handles to choose from

BATHROOM, ENSUITE, WC & PWD JOINERY & GOODS

- **20mm Quantum Quartz Pencil Aris Polished Edge Reconstituted Stone Benchtop (Selection of 12 colours)**
- Fully lined white melamine Vanity Cabinets
- Decorative - large range of Colours to choose from for Doors & Panels
- **Soft closing mechanism** to hinged doors
- Large selection of designer handles to choose from
- **Kadu Lux or Porcher Counter-** Vitreous china basins Mizu Chrome Push Plug to Basins & Bath
- Posh Solus MK11 Basin Mixer Tap
- Posh Solus Mk11 Bath/Shower Wall Mixer
- Chrome **Sonata Hand Held Shower Rail**
- Up to **1000x1000mm Tiled Shower Bases** -House Design Specific
- 400x400 Tiled Soap Niche to Shower Recess
- Frameless Polished edge mirrors - full width of vanity
- Stegbar **Grange Semi Frameless shower screen** with pivot door & clear safety glass
- **Mizu Block Insert Bath White 1690x820x500mm deep** set in tiled podium - House Design Specific
- Posh Dominique **Wall Faced closed coupled suite & soft closing seat**

LAUNDRY JOINERY & GOODS

- Postform 32mm Laminated Benchtop
- Fully lined white melamine **Trough Cabinet with 1No. Hamper Draw**
- Decorative Colourboard - large range of Colours to choose from for Doors & Panels
- **Soft closing mechanism** to hinged doors
- Posh Solus Stainless Steel 45litre insert trough
- Base MK11 chrome sink mixer
- Washing machine stop tap located inside the Trough Cabinet

JOINERY NOTES:

- All Cabinet Internals are Manufactured with 16mm High Moisture Resistant White Melamine Board with 2mm PVC edging.
- All Cabinet Externals are Manufactured with 16mm High Moisture Resistant Colour Board with 2mm PVC Edging.

PAINTING

- Washable Ultra Premium Low Sheen **3 coats to Internal Walls**
- Ultra Premium Ceiling White 2 coats
- Premium Semi Gloss to Woodwork
- Ultra Premium Solarshield Low Sheen to Externals

ELECTRICAL

- As per standard electrical drawings including:
- RCD safety switch
- Hardwired Smoke Detectors with battery backup
- Double Power Points throughout
- 2No. TV points
- 1 No. Telephone point
- Up to **20 LED Downlights**. Batten Light Points to remaining-House Design specific
- External light point outside laundry
- Sealed Exhaust fans to Ensuite, Bathroom, WC and Powder Room where applicable

WALL TILES

- Large range of Wall Tiles to Bathroom, Ensuite, Laundry & Kitchen Splashback

FLOOR TILES & LAMINATE FLOORING

- Choice of **Ceramic Floor Tiles or Laminate Floating Floor to Entry, Kitchen & Meals.**
- Ceramic Floor Tiles to Ensuite, Bathroom, Laundry & WC
- Tiled skirting to Ensuite, Bathroom, Laundry, WC/Powder Room where applicable

CARPET

- Choices **Elegant Range (Cat.2) Carpet** to all non Tiled areas.

HEATING

- Gas ducted heating with programmable thermostat
(number of outlets varies with design)

HOT WATER SERVICE

- Rinnai Single Solar Panel Hot Water System & Storage Tank
175 litre Connected via **Continuous Flow Gas Booster S26N (26 litres per minute)**

Note: Additional solar panel may be required at the Clients Expense subject to Orientation of Dwelling. Panel and Storage Tank Positioned at the Builders Discretion

EXTERNAL GARDEN TAPS

- Garden tap to rear on external wall
- Garden tap to front at water meter point

CONCRETE PAVING

- Up to **40m2 of 100mm Reinforced Plain Concrete Paving to Driveway** and Footpath to Front Entry