

PRELIMINARIES

- Soil test report, feature survey report, wind rating and Bushfire attack level assessment (if applicable).
- Building permit, Property services information and Statutory warranty insurance.
- Energy Rating - NatHERS method (based on NCC requirements at time of signing)
Note: Additional cost may apply for homes where clients have made changes to layout and/or windows/doors.
- Independent Building Inspections via 3rd Party at slab pre-pour, frame and pre-plaster.
- 3 month maintenance period.
- 25 Year Structural Warranty.

SITE WORKS & CONNECTIONS

- Earthworks including 5 metre setback and up to 300mm of fall over land.
- Engineer designed, class "H1" concrete waffle slab.
Note: No integrated slab to Porch.
- Water connection to an existing dry tapping point within building site.
- Gas connection to authority supplied gas termination point maximum 5 metre setback.
Note: If natural gas connection is not available, please discuss with your New home specialist.
- Stormwater and Sewer point connections up to 1.5 metres in depth, within the building site.
- Single Phase underground electricity connection to existing dedicated electrical pit within 12 metres of meter box.
- Termite treatment - Part A.
Note: Base on lot size up to 550sqm, excludes rock removal and consumer account opening fees for electricity, gas, water and telephone.

FRAME

- Pre-fabricated structural pine wall framing and pine roof trusses.
- Single storey homes include 2590mm high ceilings.
- Double storey homes include 2590mm high ceilings to ground floor and 2590mm high ceilings to first floor.
- Double storey posi-strut floor system (where applicable).

EXTERNAL FEATURES

- Colorbond® roof including sarking, 1no. whirly bird roof vent, roof cowls for exhaust fan venting as required.
- Colorbond® fascia, gutter, downpipes and parapet cappings (if applicable).
- 75mm Exsulte Thermal System is a fully integrated building system designed as a non-load bearing lightweight walls to deliver a weatherproof external building envelope and providing high thermal performance (R value) with 3no coats of Dulux® AcraTex® AcraShield® Advance render colour finish (with 15 year warranty) to all external walls including (facades may include alternate materials).
- First floor external walls including Render finish and lightweight cladding (where applicable).
- Window & Door infills include Render finish and lightweight cladding, includes above garage door opening (design specific).
- Garden Taps (2no. total) 1no. at water meter location and 1no. at rear of house, attached to dwelling (location at Builders discretion).
- Alfresco area under roof line, plaster lined and painted ceiling, 18mm x 18mm DAR timber bead and concrete floor, integrated into main slab (design specific).

EXTERNAL DOORS & WINDOWS

- Window to façade include Boutique framed semi-commercial double glazed aluminium awning windows (from Armadale range) and remaining windows include Standard framed aluminium double glazed Awning windows, with colour matched locks throughout.
- Living rooms include Boutique framed doubled glazed aluminium stacker sliding doors and Standard framed aluminium double glazed sliding door to Laundry.

- Flyscreens with fibreglass mesh throughout (excludes Flydoors).
- Entry feature door 2040mm high x 820mm wide door and timber entry frame with painted finish from Gallerie specification.
- Entry door furniture from Gallerie specification.
- Internal access flush panel door from house to garage.
- Internal access & external door furniture from Gallerie specification.
- External garage tempered hardboard flush panel door 2040mm high x 820mm wide with timber entry frame with painted finish.
- Sectional Colorbond Garage Door with remote control unit including remote controls (Façade Specific).

Note: Includes temporary window protection during build (where required).

ENERGY EFFICIENCY

- R5.0 ceiling batts to dwelling (excludes garage, porch and alfresco ceilings).
Note: Upgrades may be required depending on siting, orientation, structural and client modification, additional costs may apply.
- R2.5 wall batts to all external walls including garage/house wall
Note: Upgrades may be required depending on siting, orientation, structural and client modification, additional costs may apply.
- Wrap to external walls including garage/house wall installed with class 4 vapour permeable membrane.
- Self-sealing exhaust fans to showers with draft stoppers vented to external air.
- Hot water air-source heat pump and large storage tank, energy and high efficient electric model.

INTERNAL FEATURES

- Square set finish to entry, passage, kitchen, dining and 2no living rooms (including laser levelled battens).
- 75mm cove cornice to remainder of the house and garage from Gallerie specification.
- 67mm x 18mm MDF skirting boards & architraves throughout with painted finish from Gallerie specification.
- 90mm x 18mm Pine skirting with painted finish to garage only.
- 2040mm high hinged flush panel doors with painted finish.
- 2040mm high hinged flush panel doors to linen cupboards with painted finish and dummy set handles (design specific).
- Bedroom Robe vinyl sliding doors as per Gallerie specification.
- Robe with 1no. fixed white melamine shelf with chrome hanging rail.
- Linen cupboard with 4no. fixed white melamine shelves (design specific).
- Internal lever handles to hinged doors, from Gainsborough Gallerie specification.
Note: Chrome hinges, latches and strike plates throughout.
- Door stops, wall mounted chrome Gainsborough 6207.
- Wall tiles to kitchen, bathroom, ensuite and laundry from Gallerie specification (locations as per plans).
- Wall tiles up to 2100mm high to showers and selected walls to bathroom and ensuite (Refer to plans).
- Floor tiles to wet areas from Gallerie specification (locations as per plans).
- Tiled skirting 100mm high to bathroom, ensuite, laundry and WC with paint finish to top edge of tile.

FLOOR COVERINGS

- Laminate floating floor to main living, dining, kitchen and entry with quad finish to perimeter as per Gallerie specification.
Note: Expansion joints to floor covering as per manufacturers specification.
- Carpet to bedrooms and rumpus as selected from Gallerie specification.

KITCHEN & WIP (where applicable)

- Fully custom sized cabinets.
- Soft close hinged doors and drawer runners.
Note: Excludes client upgrade Walk-In Pantry cabinetry.
- Caesarstone benchtops with 20mm aris edge throughout.
Note: Excludes client upgrade Walk-In Pantry cabinetry.
- Pot drawers (up to 6no. included) to Kitchen (design specific).
- Island bench and base cabinets with hinged doors and 16mm end panels.
- Cutlery drawer set to island bench including 4no. drawer and 1no. cutlery drawer insert to top drawer.
- Overhead cabinets with hinged doors, coloured underside panel and end panels, plastered lined timber framed bulkhead .
- Laminate finish with square edge doors and panels.
- Choice of designer cabinetry handles.
- Microwave provision including single power point.
- Dishwasher space including plumbing point and single power point.
- Stainless steel sink from Gallerie specification.
- Phoenix mixer tapware (chrome).
- Tiled splashback.
- Walk-In Pantry with 4no. fixed white melamine shelves (design specific).

Note: Refer to Gallerie specification for finishes.

APPLIANCES

- Oven from Gallerie specification.
- Cooktop from Gallerie specification.
- Rangehood from Gallerie specification and ducted to external open air.
- Dishwasher from Gallerie specification.

ENSUITE, BATHROOM & POWDER ROOM (where applicable)

- Fully custom sized cabinets.
- Soft close hinged doors.
- Caesarstone benchtops with 20mm aris edge.
- Base cabinets with hinged doors and 16mm end panels.
- Laminate finish with square edge doors and panels.
- Choice of designer cabinetry handles.
- Floating vanity cabinetry unit (no kicker).
- Mirrors with polished edge and backing board (design specific).
- Semi-frameless shower screen & pivot door from Gallerie specification.
- Tiled shower base recessed into slab with square tiled insert.
- Basins with pop-up waste from Gallerie specification range.
Note: Dependent of Basin selection.
- Bath with pop-down waste from Gallerie specification range.
Note: Dependent of Bath selection.
- Toilet from Gallerie specification range.
- Phoenix chrome tapware from Gallerie specification.
- Phoenix chrome shower rail/rose from Gallerie specification.
- Phoenix chrome toilet roll holders from Gallerie specification.
- Phoenix chrome towel rail to ensuite and bathroom, towel ring to powder (located at builders discretion) from Gallerie specification.

Note: Refer to Gallerie specification for finishes.

LAUNDRY

- Fully custom sized cabinets.
- Soft close hinged doors.
- Caesarstone benchtops with 20mm aris edge.
- Base cabinets with hinged doors and 16mm end panels (up to 800mm wide) .
- Overhead cabinets with hinged doors, coloured underside panel and end panels, plaster lined MDF infill bulkhead (up to 800mm wide).
- Choice of designer cabinetry handles.
- Inset Trough from Gallerie specification.
- Phoenix chrome mixer tap with concealed washing machine stop taps.
- Tiled splashback.

PAINT

- 3 coat paint system to all internal walls.
- 2 coat paint system to internal ceiling.
- 3 coat high gloss enamel paint finish to all internal timberwork.
- 3 coat high gloss enamel paint finish to all external timberwork.
- 2 coat exterior matt Solagard paint finish to all external cement sheet (design specific).

Note: One colour per item above.

ELECTRICAL

- LED downlights throughout home, garage & porch (up to 30no. in total) location of lights to be determined at your electrical appointment.
- Double power points throughout home (up to 15no. in total).
- Hardwired smoke detectors with battery backup.
- RCD safety switch and circuit breaker to meter box.
- TV antenna mounted to roof with mast size of 1.2m high, location of antenna at builder's discretion (excludes Opticomm estates & booster).
- 2no. TV points to living areas (design specific).
- 1no. external single flood light to laundry external door.
- Telecommunications conduit (only) from street termination point to side of house to garage, including double power point (owner to arrange all cabling and connections with relevant authorities).

Note: Refer to electrical plan for indicative location of all points.

COLOUR AND ELECTRICAL CONSULTATION

- One on one Colour selection with a qualified design consultant.
- One on one Electrical selection with a qualified design consultant.

STAIRCASE (where applicable)

- MDF staircase with carpet treads, round stainless steel balusters, timber painted newel posts and handrail (design specific).

BALCONY BALUSTRADE (where applicable)

- Semi-frameless glass balustrade with polished silver fixings and handrail (design specific).

HEATING

- Pitched roof design houses include Gas ducted heating unit to be installed in roof space with digital thermostat hard wired to wall, ducted to living areas and bedrooms throughout (design specific, excludes wet areas & garage)
Note: Layout as per manufacturers recommendations.
- Flat roof design houses include Electric wall mounted heating panels including thermostat controller to bedrooms & rumpus room and 1no. split system to main living room (up to 7kW).
Note: Layout as per manufacturers recommendations.