



Standard inclusions

General

All works to comply with the Victoria building regulations, controlling authorities requirements and manufacturers fixing details and requirements where not covered by regulation.

Fixed price contract

Working drawings

Wind speed rating up to N3 (41m/s)

Indemnity insurance during construction

Energy efficiency assessment report

Transport within 200km of Sunshine West with cabin placement.

Roofing

Colourbond roof and spouting with your choice of colour.

Colourbond gutters and downpipes

Gable roof

Sisalation foil to roof

Cladding

Vinyl weatherboard cladding.

Colourbond.

James Hardie Cement sheet cladding.

(Choice of colours to choose from.)

Floor covering

Vinyl floors with optional carpet in bedrooms.

Steel Base frame

Engineer designed heavy-duty underfloor steel chassis.

Galvanised steel floor joists.

Sub Floor

Termite treated particleboard flooring to be installed 400mm above ground level in accordance with AS 1860.

Joists to be at 600 centimetres with 22cm flooring to be used.

100x50 RHS, 300mm PFC beams.

Timber Framing

All structural timbers and fixings to comply with AS 1684

70x35 timber frame construction

Roof trusses at 900 centers

2.4 m ceilings

Roof pitch 10 degrees

H2 (termite treated) wall and roof framing

Continuous structural plywood wall bracing for extra strength.

Internal Lining

Plaster to all internal walls and ceilings with 50mm cornice

Skirting and architrave

Fully painted

Smoke Alarms

To be fitted to the ceiling as shown on the floor plan

To comply with AS 3786

To be connected to mains supply and have backup power supply

Insulation

Provide insulation as per manufacturers specifications

To be installed as per AS 1904 and have a flammability index of less than 5

Bulk insulation to comply with 6 star energy report of the same address and to be a minimum of R 1.5 in the case of stud walls and R 2.5 to the ceiling space.

Under floor insulation is included.

Insulation of roof and external walls

Glazing

Window frames and glazing to comply with AS 1288 and AS 2047

Shower screens and windows enclosing baths or showers shall be glazed with grade A or B safety glass

Provide safety glass to all glass doors, glazed side panels or windows within 300mm of a door less than 1200mm above floor, glazing within 500mm of a shower and within 100mm of a bath.

Aluminium sliding windows.

Tiling

Your choice of tiles from allowance.

Kitchen: 600mm splashback.

Wet Areas fittings and features

Provide wall tiles or similar to 1800mm above the shower base and 150mm above the bath, vanity basin, sink and through fittings within 75mm of wall over “WR” plasterboard or cement sheeting.

Provide impervious flexible sealant to all joints where between floor and wall tiles

All materials and fittings to be installed with the approved manufacturers details and instructions

Approved alterations and alternative nominated may be used.

Flick mixer tap to kitchen and laundry.

Doors

All external doors are to be 35mm or thicker and be solid-core

All internal doors are to be 2 panel hollow-core doors 35mm thick

Kitchen

Kitchen cabinets are to be high gloss laminate panels and doors (plain doors)

All benchtops and surfaces are to be laminate

Kitchen sinks are to be 1.5 stainless steel sinks unless otherwise specified.

All cabinet handles are to be C or D handles.

Whiteboard shelving inside cabinets

Overhead cupboards

Fridge space

Bathroom

Showerscreens

Tiled walls in shower

Sliding or pivot showerscreen

Bevelled edge mirror

Vanity basin with mirror over bathroom and ensuite

3in1 heater in bathroom with exhaust fan

Ceramic dual-flush toilet suite

Laundry

Bench unit with a 45 litre laundry trough to laundry (if applicable)

Quality tapware, including washing machine taps.

Bedroom

Built-in robes to all bedrooms with combination of hanging space with shelf above and adjustable shelf unit.

Quality matching sliding doors.

Electrical and Plumbing

All electrical and plumbing complete within your home.

Ample double power points throughout

Metre box with circuit breaker fitted for safety.

Wired in smoke detectors

Instantaneous gas hot water service.

Oven isolating switch for safety

Power

Power points

TV points

Appliances

Instantaneous gas hot water service.

600mm Rangehood.

600mm oven and cooktop.

Cleaning

Full internal detail clean prior to delivery

Extras included in 'Standard' price

Downlights

Your choice of carpet from allowance, installed on underlay

Your choice of vinyl flooring from allowance to kitchen area

Popular Optional Extras:

99% UV blackout factory tinted windows

James Hardie Cladding

Cedar cladding or similar

2550 or 2700 ceiling height

16 or 22 degree pitch roof

Cathedral ceilings

Skillion roofing

Raked ceilings

Timber fascia

300mm eaves

Extra Downlights

Stainless steel appliances

Tiling in other areas

Carports, decking, pergolas (done on site)

Permits and on site connetions and concreting.

For any further additions please enquire as we are happy to assist.