

The Lifestyle Range Specification

General Construction specification items included

- HIA 'Fixed Price' lump sum contract
- Home Owners Warranty Insurance
- Standard Shire and Water Authority Fees
- All drafting costs (not added to site costs)
- 6 months Maintenance period
- 6 year Structural warranty
- Site contour survey (standard Metro area block)
- Engineer site report (standard Metro area block)
- Engineer designed reinforced footings and 100mm thick slab (NOT 85mm)
- Double clay brick construction with MAXI (MIDLAND / AUSTRAL) INTERNAL CLAY BRICKS...stronger than Fastwall bricks
- Two course bricks as displayed or equivalent
- Metal corner plaster beads to high traffic areas
- White ant treatment to Australian Standards requirements
- Timber roof framing (NOT STEEL FRAMEWORK)
- **Bristle Clay roof tiles from Builder's standard range**
- Gyprock ceilings throughout (including Garage and Alfresco – if applicable)
- Powder coated sliding doors and windows. Choice of colours from Builder's range with matching fly screens & vent locks
- Entry door **Corinthian Urban Entrance** (unglazed) range with Gainsborough entrance set and double cylinder deadlock
- Gainsborough internal lever door furniture + Trilock entry
- Corinthian 'Colonial', 'Stanford', 'Milan' Internal doors throughout
- Robes to bedrooms where shown on plan
- Built in linen cupboard with white Melamine shelving
- Pantry cupboard with white Melamine shelving
- **Tightwrap benchtops** with laminate ABS edged doors to kitchen, en-suite, bath, with satin chrome bow handles
- Soft closers to all kitchen cupboards, cutlery drawers and bathroom / ensuite cupboards
- European styled stainless steel gas hotplate with wok burner
- European styled stainless steel electric multi-function fan forced oven
- European styled stainless steel canopy rangehood
- Exhaust fans to internal wc's
- Chromagen Eternity Instantaneous Hot water system
- Anti scald valves as required
- Radiant stainless steel sink
- 45 litre Stainless Steel laundry trough and metal cabinet with sudsaver
- Huge choice of colours to laminate tops and doors
- Dishwasher tap and power point
- Towel rails & WC roll holders – Caroma Cosmo Bathroom Accessories
- Chrome plated Stylus Elegance tap ware (not plastic)
- Caroma Cosmo vanity Basins
- Stylus Venecia VC Linked Toilet Suites
- Ceramic retail tiling allowance \$44.00/m² (200x200 size)
- Ceramic tiling to wet areas, **including Laundry and WC**
- Double power points throughout including garage, except to D/W, Microwave, hotplate, vanities
- Sectional garage doors with 3 remotes for a double garage, 2 remotes for single
- 1 x Gas Negus points
- 2 x TV points (no aerial)
- 1 x Telephone points
- 2 x Smoke detectors (hard wired)
- RCD (safety) installed in the meter box
- Concrete hardstand to garage floor
- Brick paving to Alfresco if applicable
- Framed mirrors to vanities (**full width**)
- Framed Pivot screen door (clear glass) to Ensuite **and Bathroom**
- Gas and water run in and connection on standard set backs (excludes under ground power run in)
- Two external taps
- 10m water and sewer connection
- Full painting inside and out, but excluding internal walls
- R3.0 Insulation to house area including garage (excludes alfresco)
- All clean ups ready for occupation (not added to site costs)
- Energy Rating Assessment for BCA/Shire approval
- Door seals to external timber doors
- Your home built by registered builder

Site Works:

Earthworks, underground power run in, Stormwater disposal, Sewer connection, Gas, Water & Phone connection, Concrete pump, retaining walls as required.

Note : Fencing and landscaping strictly POA

Please select your Package type:

Basic Package inclusions:

House built to Lifestyle Range specifications, Land and site works.

KeyStart Package inclusions:

Basic package plus Carpet to bedrooms, Vinyl and floor tiles to all other areas, Window treatments and Driveway paving (includes path to entry and drying court outside laundry) Fencing POA.

Turn Key Package inclusions:

All Keystart inclusions as well as Wall paint, Alfresco, Clothes line, Letterbox and Light fittings.

Optional inclusions:

Ducted Evaporative Air Conditioning, Ceramic Floor Tiling.

Extra Items _____

Signature _____

Date _____