

## QUALITY INCLUSIONS AT NO EXTRA COST EXCLUDING BASIX

### GENERAL

- Architectural plans, electrical layout and legend, engineering plans and inspections
- Standard DA, C.C & C.D.C fees for council/PCA, Sydney Water Tap-in only and basix certificate
- House set out by registered surveyor
- Insurance including workers compensation, public liability, contractors all risk policy and home warranty
- Fixed priced tender for 90 days
- Soil test and report
- Three months maintenance period

### KITCHEN

- Steel hinges to all kitchen cupboards
- Polytec kitchen including double bowl stainless steel sink with drainers either side (subject to design) Clark Advance 3507
- Euromaid Wall Oven ETD90B 10 Function (Electric)
- Euromaid Cooktop EC95GLS (Gas)
- Euromaid 900mm Rangehood (Slide out) RS95
- Splashback tiles from bench top to underside of cupboards
- Round edge finish to bench top (Caesarstone) Refer V/P
- Kick board colour to match bench top (Optional)
- Wide range of designer colours

### BATHROOM/ENSUITE/POWDER ROOM

- Choice of shower screen and sliding/pivot shower frame within the Austec range. Refer V/P
- Full length polished edge mirror over vanity
- Polytec vanity with ceramic top in white including drawers. Refer V/P
- Caroma rectangular bathtub (MAXTON MX5W) subject to design
- Caroma rectangular bathtub (MAXTON MX7W) subject to design
- Ceramic wall tiles, 1.8 high to shower, 2 row splashback over bathtub, underside of bathtub, skirting to rest of walls, floor tiles throughout, to be selected within Austec "HUGE" range Refer V/P
- Ceramic fittings refer V/P
- White dual flush toilet suite with ceramic system. Refer V/P
- Capping, individual border tiles or feature tiles are not included

### TAPWARE (By Phoenix Builders Range)

- Baxi Kitchen Mixer Model No. 156734000
- Baxi Basin Mixer Model No. 156770000
- Baxi Shower/Bath Mixer Model No. 156780000
- Ivy MKII Laundry Sink Mixer Model No. 154730000-C
- Baxi Bath Spout Model No. 156762000
- Lexi Universal Shower Arm & 200mm ROSE Model No. LE5101-00

### LAUNDRY

- Everhard (71C4510-C) 45ltr All Metal
- Ceramic floor tiles, skirting tile and splashback over tub, to be selected within the Austec range

### INTERNAL INCLUSIONS

- Smoke detectors in accordance with Australian standards including certificates
- Painting including one wall colour throughout, one skirting/architrave colour throughout and one ceiling/cornice colour throughout. Refer V/P
- Choice of 55mm, 75mm or 90mm cornices throughout
- Internal flush door's throughout for paint finish
- Entrance lockset to all external timber doors keyed alike
- Range of Lane door furniture
- MDF steps and riser to staircases ready to take carpet, pine post, handrail to top of balustrade and choice of wrought iron balustrade design
- Cleaning and removal of all building debris

### EXTERNAL INCLUSIONS

- Bricks to be selected within the Austec range from Austral and P.G.H.
- Off White mortar with ironed finish
- Concrete roof tiles by Monier Roofing, Atura, Elbana or Tudor profile
- Aluminium window frames
- Colorbond fascia and gutter
- Colorbond roller doors by B&D Australia
- Safety switch is included
- Clean and removal of all building debris
- Garden tap's two in total
- "M" class floor slab, for moderately reactive soil
- Concrete pump if required for slab only, not including piers
- 3 phase mains to meter box included up to 7 L/M if underground, excluding power pole if required
- All weather driveway access up to 5.5 lineal metres
- Builder's toilet for duration of construction
- Full perimeter scaffolding for peace of mind
- HWU Gas Rinnai B26 including recess box

### BALCONY RAILS

- Powder coated aluminium top and bottom rails - Choice of colours
- Safety glass inserts clear

### BASIX INCLUSIONS (REFER TO QUOTATION FOR COST)

- Certificate
- 3,000 LT above ground slim line poly tank including (1 only) pump, installation, drainage & electrical connections
- Plumber connections including 1 garden tap & up to 3 points for W.C and washing machine
- Gas connections to H.W.S & cook top
- AAA rating tapware, shower heads & toilets

(NOTE) Please work in conjunction with Value pack re, upgrades.

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Facades are artistic work only, please refer to quote/colour selection for all inclusions.

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