



Lavish Range Inclusions

Preliminaries

Design Consultants	Architect design to suit lot Design of structural slab Contour survey plan
Fees	Engineer fees for 2 peg out surveys Council Development Application fees Construction Certificate Application fees Long Service Levy Certifier Inspection fees Scaffold work to workover requirements
Insurances	Home Warranty Insurance All associated building insurances

Foundation

Class 'M' waffle pod concrete slab, to suit 500mm fall over building platform

External

Termite Treatment	Termguard reticulation system to perimeter
Bricks	Face brickwork from PGH & Boral buider's range
Roof	Flat profile concrete roof tiles from Trevelle's range
Windows	Aluminium windows with keyed locks (to openable windows) from builder's range of colours
Sliding Doors	Aluminium doors with keyed locks from builder's range of colours
Fascia & Gutter	Colourbond maintenance free fascia & gutters from builder's range of colours
Eaves	Standard 450mm wide eaves to home design
Garden Taps	1 at front & 1 at rear
Garage Door	Gliderol panel lift sectional overhead door with auto opener and 3 handsets

Internal

Insulation	R1.5 to external walls excluding garage wall R3.0 to ceilings excluding garage & alfresco Medium density roof sarking under roof tiles
Ceiling Height	2.440mm to ground floor
Plasterboard	10mm Plasterboard to all internal walls and ceilings with 6mm Villaboard to wet room areas
Cornices	3 Step cornice to living areas (as per design) 90mm cove cornice to balance of home Coffered ceiling to entry/foyer area (as per design)
Skirting & Architraves	67mm half splayed
Staircase	Modern stairs with maple handrail & stainless steel balustrades (2 storey design only)

Kitchen

Overall	Custom made Kitchen to suit home design Dishwasher plumbing point & single power point
Appliances	'Blanco' BCG95XC 900mm 5 burner gas cooktop 'Blanco' BOSE902X 900mm Multi function stainless steel oven 'Blanco' BWCE9X 900mm stainless steel canopy rangehood
Sinks & Taps	'Blanco Tipo' double bowl stainless steel kitchen sink 'Blanco' B2226 high arc 4 star sink mixer
Bench Top & Cabinetry	Stone benchtop with overhang from builders range of colours Polyurethane kitchen doors "Blum" metabox with soft closing system to cutlery drawers 500mm deep 2 adjustable shelves in overhead cabinets & 1 to bottom cabinets
Handles	Quality handles from Trevelle range

Doors

Front Door	Corinthian Madison selection from builder's range
Laundry Door	Corinthian No. 7 Tempered Hardboard Door
Internal Doors	Corinthian flush hinged door
Furniture	Gainsborough 'Trilock Series' to front door from builder's standard range Gainsborough 840 Governor set to Laundry & garage internal door Gainsborough 'Contractor 100 Series' leversets to internal doors from builder's standard range

Bathroom / Ensuite / Laundry

Bath tub	Decina 'Carina' 1675mm white acrylic bath
Toilet	Argent 'Isis' back-to-wall vitreous china toilet suite with soft close seat
Vanity	Modern style custom made stone top, wall hung vanity units with single vitreous china semi-recessed basin to bathroom and dual basins to ensuite
Shower Screen	Frameless clear glass shower screens with pivot door Recessed niche to showers
Tapware	Trevelle's range of selected 'Grohe' tapware
Accessories	Trevelle's range of selected 'Argent' accessories
Mirrors	Bevelled edged mirrors
Light / Exhaust fan	Tastic fittings to Bathroom and Ensuite
Laundry Joinery	Laminated laundry cabinet with stainless steel 45L drop-in bowl including broom cupboard and overhead cabinet Chrome floor wastes

Floor Coverings

Tiling

Bathroom & Ensuite	1.8 metre high wall tiling to shower enclosure and 1.2 metre wall tiling to remainder.
Laundry	Skirting tiles to walls and minimum 600mm to laundry splashback
Floor tiles	Floor tiles to Bathroom, Ensuite, Powder room, Laundry & WC (allowance up to \$40 per square metre)
Kitchen Splashback	Minimum 600mm splashback

Electrical

Bedrooms	1 light switch and 1 light bayonet per room 1 double power point per room, including laundry
Kitchen / Laundry	2 double power points to kitchen single power point allowance for dishwasher, fridge & dishwasher space
Internal Areas	3 TV points and 3 phone points
External Areas	Allowance of 3 external light points
Smoke Detectors	Hard wired smoke detectors with battery back up as required
Safety	Automatic electrical circuit breakers and safety switch at power board

Hot Water

System	Rinnai Gas Continuous flow water heater system
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Paint

Internal Walls	Taubmans washable low sheen paint to internal walls (3 coat system)
External Areas	Acrylic paint to designated areas (as per design)
Doors/architraves/skirting	Gloss paintwork