

NOTE
SMOKE ALARM TO COMPLY WITH
NCC PART 3.7.2 & LOCATION TBC
BY ELECTRICIAN

INSULATION
WALLS - R2.0 BATTS
CEILING - R4.1 BATTS
ROOF - HEAVY DUTY SARKING



AREAS

SITE -	435 m ²
GROUND -	175.32 m ²
GARAGE -	35.84 m ²
TOTAL-	211.16 m²
PORCH -	3.51 m ²
ALFRESCO -	12.56 m ²

2,000 ltr WATER TANK - 50% OR 75M2 OF ROOF PLAN AREA, WHICHEVER IS THE LESSER, IS CONNECTED TO THE TANK, TANK IS TO BE CONNECTED TO AT LEAST A TOILET, LAUNDRY COLD WATER AND ALL EXTERNAL TAPS. THE CONNECTION WILL REQUIRE A PUMP WHERE IT CANNOT BE ELEVATED SUFFICIENTLY TO GIVE ADEQUATE PRESSURE.

PRELIMINARY ISSUE

Date: _____ Signed: _____



STANDARD INCLUSIONS

Note: Builder reserves the right to replace any item listed with any other brand of equivalent quality

PRE-CONSTRUCTION SERVICES

- ◆ Surveyed & Certified by Consulting Surveyor
- ◆ Master Builders Association Building Indemnity Insurance
- ◆ Structure designed and certified by Consulting Engineers
- ◆ ACT Building Control inspections and Approvals
- ◆ All government authority approval fees and permits
- ◆ ACTEW Electrical inspections
- ◆ ACTEW Drainage inspections

GENERAL

- ◆ Insulation to ceilings to comply with Energy Rating Requirements
- ◆ R2.0 insulation to all exterior walls
- ◆ Double Glazed Windows and Sliding Doors
- ◆ 2.4m high ceilings
- ◆ **Full 90 days maintenance period**
- ◆ **Full 5 Year Builder's Structural Warranty from ACT Master Builders Association**
- ◆ Smoke detectors to Australian Standards 3786
- ◆ Waffle Slab on ground (subject to engineer design)

SITWORKS

- ◆ Full connection of electricity & water to home (application and accounts by owner)
- ◆ Full connection of gas to home (application and accounts by owner)
- ◆ Full connection to sewage and stormwater
- ◆ Full connection of NBN if available (application and accounts by owner)
- ◆ Site cleaned upon completion

EXTERNAL FINISH

- ◆ Concrete Tile roof
- ◆ Flyscreens to all windows and sliding doors
- ◆ Colourbond metal fascia and gutter
- ◆ A combination of Face Brick, Render and Lightweight Cladding to External Walls
- ◆ One external garden tap
- ◆ 26 litre Continuous Flow Hot water system
- ◆ Concrete driveway (allowance max. 30m2 only)
- ◆ Termite Proofing to comply with Australian Standards
- ◆ 1 external double power point
- ◆ 1 gas barbeque nozzle
- ◆ 1 outside light to the back of the house
- ◆ 1 sensor double spot light to front of garage
- ◆ 2000 ltr Water Tank, rainbank and pump connected to 1 Garden Tap



INTERNAL FINISH

- ◆ Waterproofing to wet areas to comply with Australian Standards
- ◆ Craft wood 67mm bevelled edge skirting and architraves with high gloss painted finish
- ◆ High quality washable paints
- ◆ Flush paint grade hollow core doors to internal passage & cavity sliders 2040 high x 820 wide
- ◆ Satin Chrome lever handles (see PC Allowances)
- ◆ Split Ducted air-conditioning zoned to Living and Bedroom areas
- ◆ Keyed Mortice Lock on front entry door and key locks to laundry and garage outside door (see PC Allowances)
- ◆ Front entry door 2040 high x 820 wide (See PC Allowances)
- ◆ Linen cupboards as per plan with white melamine shelving
- ◆ Ceramic Tile flooring to Entry, Hall, Family, Dining and Kitchen, (allowance of \$30 per m2 supply only)
- ◆ Quality carpet floor covering to all Bedrooms, Hallway, and Living room (allowance \$140 per broadloom metre)
- ◆ Sliding mirror or vinyl doors to wardrobes in bedrooms

ENTRY

- ◆ Hinged front entry door 2040 high x 820 wide (See PC Allowances)
- ◆ Keyed Mortice Lock
- ◆ 1 external down light to entry
- ◆ 2 internal down light to entry hallway
- ◆ Tiled internal area of entry
- ◆ Coloured Concrete Porch External area of Entry (allowance 3m2)

LOUNGE

- ◆ Carpet Floorcovering (See PC Allowances)
- ◆ 4 recessed LED down lights
- ◆ 3 double power points (any extra paid by buyer)
- ◆ 1 TV aerial jack
- ◆ 1 data out let

RUMPUS

- ◆ Tiled Floorcovering (See PC Allowances)
- ◆ 4 recessed LED down lights
- ◆ 2 double power points (any extra paid by buyer)
- ◆ 1 TV aerial jack
- ◆ 1 data out let

KITCHEN

- ◆ Designer kitchen joinery with fully lined shelves, all cupboards made with high moisture resistant white laminate board and covered with laminate doors with Soft Close Blum hinges and a single set of Cutlery Drawers with Soft Close Blum draw runners
- ◆ 20mm Caesar Stone Bench tops
- ◆ 1200mm double bowl stainless steel sink (see PC Allowances)
- ◆ Kitchen Sink mixer (see PC Allowances)
- ◆ Tiled Splashback (PC allowance \$30/m2 supply only)
- ◆ 2 Recessed LED Downlights
- ◆ 3 double power points
- ◆ 1 single power point to Refrigerator
- ◆ 1 single power point to Microwave



- ◆ 1 single power point to Dishwasher
- ◆ Tiled Flooring (allowance \$30/m2 supply only)

Pantry

- ◆ White Melamine shelving 300mm wide to 2.1m high
- ◆ Recessed LED downlight
- ◆ Tiled Flooring (allowance \$30/m2 Supply only)

Kitchen Appliances

- ◆ Stainless Steel Fan Forced Oven 900mm (see PC Allowances)
- ◆ Westinghouse 900mm Natural Gas Cooktop (see PC Allowances)
- ◆ Westinghouse Stainless Steel 900mm slide out Range Hood (see PC Allowances)

FAMILY & MEALS AREA

- ◆ 4 LED down lights
- ◆ 3 double power points (any extra paid by buyer)
- ◆ 1 TV aerial jack
- ◆ 1 data out let
- ◆ Tiled flooring (allowance \$30/m2 supply only)

HALLWAY

- ◆ 2 LED down lights
- ◆ Tiled flooring (allowance \$30/m2 supply only)

MASTER BEDROOM

- ◆ Privacy Lock Hardware
- ◆ 3 LED Down lights
- ◆ 2 double power points
- ◆ Carpet floor covering (allowance \$140 per broadloom metre)

Walk In Robe

- ◆ Built In Robe with 2 sets of drawers, melamine shelving over and full height hanging rail
- ◆ Carpet floor covering (allowance \$140 per broadloom metre)
- ◆ 1 LED Down Light

ENSUITE

- ◆ Cavity sliding door with Privacy Lock
- ◆ Shower recess with aluminium framed glass shower screen
- ◆ High quality 300x600 gloss white ceramic tiles full height (P.C. Supply \$18/m2)
- ◆ Vanity unit 900mm long with mixer tap (see PC Allowances)
- ◆ Bevelled edge wall mirror over vanity
- ◆ Porcelain toilet pan and cistern (see PC Allowances)
- ◆ Shower Rose and Tapware (see PC Allowances)
- ◆ In built wall recess for soap holder in shower
- ◆ 1 double towel rail (see PC Allowances)
- ◆ 1 Toilet roll holder (see PC Allowances)
- ◆ 3 in 1 IXL Tastic Fan, Heat, Light
- ◆ 1 double power point



BEDROOMS 2, 3, 4

- ◆ Batton Holder Light Point in each room
- ◆ 1 double power point each bedroom
- ◆ Built in robes as per plan with single bank of 3 shelving space in white laminate and full length hanging rail
- ◆ Carpet floor covering (allowance \$140 per broadloom metre)

MAIN BATHROOM

- ◆ Privacy Set Door Hardware
- ◆ Shower recess with aluminium framed glass shower screen
- ◆ 1675 long x 400 deep drop in bath from standard builders range (see PC Allowances)
- ◆ Bath Tapware from standard builders range (see PC Allowances)
- ◆ High quality 300x600 gloss white rectified ceramic tiles full height (P.C. Supply \$18/m2)
- ◆ Single bowl 900mm long Vanity unit with Mixer tap (see PC Allowances)
- ◆ Bevelled edge wall mirror over vanities
- ◆ Chrome Shower Rose and Tapware (see PC Allowances)
- ◆ 1 soap holder in Shower (see PC Allowances)
- ◆ 1 double towel rail (see PC Allowances)
- ◆ Tiled Floorcoverings (PC Supply \$30/m2)
- ◆ 3 in one IXL tastic
- ◆ 1 double power point

WC

- ◆ Privacy Set door hardware
- ◆ Porcelain toilet pan and cistern (see PC Allowances)
- ◆ 1 toilet roll holder (see PC Allowances)
- ◆ Tiled flooring (PC Supply \$30/m2)
- ◆ 1 LED Downlight
- ◆ 1 Exhaust Fan

LAUNDRY

- ◆ Cupboard and bench with laminated doors and laminated post form bench top,
- ◆ Single stainless steel drop in laundry tub with mixer tap from standard builders range (see PC Allowances)
- ◆ 1 Oyster light fitting
- ◆ 1 double power point
- ◆ 1 Exhaust Fan
- ◆ Ceramic tiles to floor (P.C. Supply \$30/m2)
- ◆ Ceramic Tiles to splashback (PC Supply \$18/m2)

GARAGE

- ◆ 1 x double panel lift door from the classic colourbond range with remote control
- ◆ 2 x fluoro lights
- ◆ 2 x double power points
- ◆ 1 x sensor light to front of garage
- ◆ Concrete Floor



SENTRA
CONSTRUCTIONS

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AL FRESCO (Optional)

- ✦ Concrete Slab finished in coloured concrete
- ✦ FC sheet lining to soffit
- ✦ 2 x recessed down lights
- ✦ 1 x double power point
- ✦ 1 x gas bayonet fitting