

DUO PERFORM INCLUSIONS

PRELIMINARY WORKS

Site survey and soil test.

Permit application.

Plans drawn and sited.

FIXED PRICE SITE COSTS

Foundation class up to "H1-D" class concrete slab.

KITCHEN

Oven Technika electric underbench stainless steel oven (600mm).

Hot Plate Technika stainless steel gas cooktop with cast iron trivets (600mm).

Range hood Technika stainless steel canopy range hood (600mm).

Dishwasher Technika stainless steel.

Sink 1¼ bowl stainless steel sink with drainer and basket waste.

Tap Astivita Bella Series gooseneck sink mixer.

Splashback Glass

Water Point to refrigerator space.

CABINERY

Cupboards Fully lined melamine modular cabinets incorporating pot drawers, with microwave provision and overhead cupboards.

Doors/Drawers Standard laminate. Selected as per interior colour schedule. Including soft close runners to drawers

Kitchen Bench Top 20mm reconstituted stone with square edge detail. Selected as per interior colour schedule.

Handles Selected as per interior colour schedule.

Colour scheme selected as per interior colour schedule.

BATHROOM AND ENSUITE

Basins White Vitreous china square half inset vanity basin.

Mirrors Polished edge mirrors full length of vanity and mounted one tile above bench top.

Vanity Bench Tops Laminate "D" roll. Selected as per interior colour schedule.

Bath White acrylic bath in tiled podium.

Shower Bases Tiled shower bases over ABS leak-resistant shower tray (to 900x900 shower only, tile colour to match floor tiles).

Shower Screens Semi-frameless with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

Toilet Suite Astivita Utah A-Trap with Soft Closing Seat.

Accessories Double towel rails, with separate toilet roll holders in chrome finish securely fitted to timber wall studs.

Exhaust Fans Exhaust fans including self-sealing air flow draft stoppers to bathroom and ensuite.

TAPS AND OUTLETS

Basin Astivita Bella Series mixer tapware.

Bath Astivita Bella Series bath mixer with Astivita Bella Series wall bath spout.

Shower Astivita Bella Series shower mixer with Astivita Gianni Deluxe Shower Rail & Rose.

CERAMIC TILING

Wall tiles from builder's standard range to kitchen, bathroom, ensuite and laundry, as per working drawings. Tile selection as per interior colour schedule.

Floor tiles from builder's standard range to ensuite, bathroom, laundry, water closet, entry, kitchen, meals, and family/living areas (house specific), as per standard working drawings. Tile selection as per interior colour schedule.

100mm high skirting tiles to bathroom, ensuite, water closets, and laundry.

CARPET

Carpet from builder's standard range to bedrooms and living areas, as per standard working drawings. Selection as per interior colour schedule.

EXTERNAL FEATURES

Brickwork Clay bricks. Selected as per exterior colour schedule.

Façade part render and face brick

Party Wall Boral shaft line party wall system

Mortar Joints Natural colour (white sand/grey cement). Rolled Joint.

Windows Aluminium sliding with powdercoat finish. Feature windows to front elevation (house specific – refer working drawings).

Entry Frame Aluminium with powdercoat finish with clear glazed sidelight(s) (house specific – refer working drawings).

Front Entry Door Hume Doors "Newington Range" with translucent glass.

Laundry External Door Aluminium sliding or hinged door with powdercoat finish. (house specific – refer working drawings).

External Hinged Door Furniture Entry set keyed alike to front door.

Infills over Windows Front elevation brickwork infills over windows with fibre cement sheet infills above side and rear elevation windows and doors.

Roof Cover Concrete colour on roof tiles from builder's standard range. Colour selected as per exterior colour schedule.

Roof Plumbing Colorbond® metal fascia and barge. Quad gutter with 100 x 50mm rectangular downpipes.

Termite Treatment Termguard termite spray system where required by relevant authority.

Screen Doors Aluminium sliding fly screen door (no grille) to all external sliding doors.

CEILINGS

2550mm (nominal) height throughout.

INTERNAL FEATURES

Room Doors Flush panel hinged doors with chrome hinges.

Room Door Furniture Internal lever door furniture in satin chrome finish.

Mouldings 67 x 18mm bevelled edge MDF skirting & 67 x 18mm bevelled edge MDF architraves.

Plastic white door stops to hinged doors (where applicable).

Door seal and brush strip draft seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.

Full perimeter draft seal to all entry door frames excluding garage external pedestrian door.

Weather seal to all external hinged doors.

Flyscreens Aluminium fly screens to all opening sashes.

WINDOW COVERINGS

Window Furnishings Holland blinds with chain mechanism throughout (full block-out) including sliding door/s.

Privacy blinds fitted to front windows (clear glass only).

STORAGE

Shelving

Walk In Robe One white melamine shelf with hanging rail.

Robes One white melamine shelf with hanging rail.

Pantry/Linen Four white melamine shelves.

Doors

Robes 2040mm high sliding redicote flush panel sliding doors.

Pantry/Linen 2040mm high flush panel hinged door/s.

Handles

Internal lever door furniture in satin chrome finish.

GARAGE

General Garage with tiled hip roof including lift-up sectional Colorbond® door in Mediteranean profile to front. Painted finish infill over front door, and plaster ceiling and concrete floor.

Remote control to each roller door with 2 No. handsets including single power point to garage ceiling.

Slab Rebate provided to garage entry to resist water and dirt ingress

External Walls Brick veneer (on boundary wall or product specific if required).

Garage Shelving Melamine shelf (up to 4000mm length x 300mm depth @ 1800mm from floor level).

Pedestrian Door (Product Specific)

Door Frame Timber, gloss enamel paint finish.

Door Weatherproof flush panel, low sheen acrylic paint finish.

Door Furniture Entrance lockset.

INSULATION 6 star rating

Ceiling Glasswool batts to house only, in accordance with energy rating report.

External Walls Glasswool batts (including party wall between house and garage) plus weather wrap to external brick veneer walls (excluding garage), joins in weather wrap to be taped and gaps around windows/doors sealed.

LAUNDRY

45 litre stainless steel tub and acrylic cabinet with bypass.

Mixer tap in chrome finish.

Chrome washing machine stops fitted inside laundry cabinet.

PLASTER

Plasterboard to ceiling and wall, water resistant board to ensuite, bathroom, above laundry trough, 75mm cove cornice to all areas.

PAINT – 2 COAT APPLICATION

Enamel gloss to internal doors, skirtings and architraves (to be one colour).

Flat acrylic to ceilings (one colour throughout).

Washable low sheen acrylic to internal walls (one colour throughout).

Satin enamel to front entry door.

Colours selected as per interior and exterior colour schedules.

HEATING

Braemar 5.6 Star ducted heating unit to bedrooms and living areas (excluding wet areas) with programmable controller.

COOLING

5.9kw reverse cycle split system.

FRAMING

90mm thick MGP10 stabilized timber frame.

PLUMBING

2 No. external taps (1 to front water meter and 1 next to laundry exit).

1 No. grey water tap (if grey water reticulation is available).

Gas reversion fittings x 2 as per new regulations

HOT WATER SYSTEM

Chromagen Eternity Continuous Flow Gas Hot Water 26ltr system. Note: Position of unit will installed at builders discretion.

ELECTRICAL

Internal Lights Points LED downlights to living areas and kitchen (number of light points plan specific). Designer batten fi x shade with energy saving fluorescent globes to all remaining areas.

External Lights **Porch** Energy saving white round fixed LED fluorescent downlight with sensor.
Other Weather proof para flood light to external wall at to rear – refer working drawings.

Garage Light Point Double 1200mm fluorescent light with diffuser.

Power Points Double power points throughout excluding dishwasher, microwave provision and fridge space.

TV Point Two points including coaxial cable to roof space (one to main bedroom and one to living area).

TV Antenna (where optic fibre is not available) Each residence shall include the installation and pre-wire to 2No. points.

Telephone Point Two pre-wired telephone points (one to kitchen and one to master bedroom), including underground draw wire with ability to connect to supply pit.

Optic Fibre Hub (Estate Specific) to 2No. TV points, 2No. telephone points, 1No. data point and conduit for connection to supply pit. Note: It is the client's responsibility to arrange connection of services.

Switch Plates White wall mounted switches.

Smoke Detector(s) Hardwired with battery backup.

Safety Switches RCD safety switch and circuit breakers to meter box.

Door Bell

SECURITY

Window locks to all opening sashes (keyed alike).

Security door to front entry.

Front Door Furniture Front entry deadlock combination set.

EXTERNAL PAVING

Colour through concrete driveway, path to front door and porch area.

Alfresco area to be part of slab with colour painted finish (house specific).

2000mm wide x 1500mm deep clothesline pad with colour through concrete (site specific).

LANDSCAPING

Front

Low maintenance garden with irrigation system and timer. Refer plans for planting schedule.

Weed Mat to garden beds.

Letterbox

Rear

Low Maintenance garden with irrigation system and timer. Refer plans for planting schedule.

Weed Mat to garden beds

Pavers 400x 400 stepping stone pavers to blind side of house laid on a mortar base

CLOTHESLINE

Hills or Daytek folding clothesline – ground mounted or wall mounted (site specific).

FENCING ALLOWANCE

Wing fence and gate, where applicable.

1800mm high fencing to boundaries as per estate design guidelines (at half share allowance only)

CONNECTION COSTS

Connection of services (water, gas, electricity, sewer, storm water and telephone conduit).

Does not include electricity and telephone consumer account opening fees.

WEEKLY UPDATES

Weekly updates provided on construction progress with photo updates at every milestone (building stages)

QUALITY INSPECTIONS

Internal quality inspections at base stage, and each stage of construction

Independent building inspections provided at practical completion stage completed prior to handover.
