



BRONZE INCLUSIONS

Single Storey

Preliminaries

- Preparation of Working drawings (Up to 5 concept plans), Engineering and 6-star energy rating documents
- Colour selection appointment with Gallerie interior designer
- Developer approval (if applicable)
- Soil test and Site levels
- Domestic Builders Warranty insurance, Plumbing Industry Consent and Building Permit
- Housing Industry Association Contract
- Independent Building Inspector at Lock-up and Completion stage

Site Preparation and Services

- Temporary fencing as required
- Site toilet and bin
- Site scrape/cut based on land up to 600m², maximum 5m setback to house, up to 300mm of fall and 400mm of fill over building area
- Connections to natural gas, underground power (single phase), storm water (100mm dia), sewer (100mm dia) and potable water
- Provision for telephone and NBN (including underground conduit and pull through cord within 600m² of building envelope)
- Camera inspection report of storm water and sewer pipes

Local Council Requirements

- Crossover protection as required
- Termite protection: Part A (slab penetration) and Part B (Homeguard Blue physical barrier) (if required)

Slab and Footings

- Engineer designed waffle pod slab (up to H1 classification) L11 trench mesh, N12 bars in ribs with SL82 on top, 100mm cover up to 20MPa constructed in accordance to AS2870-2011

Framing and Steel

- MGP10 pine, 90mm wall frames and engineered designed roof trusses
- 2550mm internal ceiling height
- Brick lintels above all windows to Façade (Plan specific)
- Pre-fabricated roof trusses

Roofing

- 22.5° roof pitch including hipped roofline
- Concrete roof tiles (Selection from Category 1&2)
- Colorbond gutter (135mm), fascia and quad downpipes
- 450mm eaves (fibre cement lining with paint finish) to front facade and up to 2000mm to side elevation returns (plan specific)

Windows and External Doors

- Single glazed aluminium powder coated windows
- Awning windows to front façade (window sizes to be from suppliers standard range)
- Sliding windows to the remainder of the house (window sizes from suppliers standard range)
- Satinlite obscure glazing to Bathroom, Ensuite, Powder and WC windows
- External sliding door to Living (plan specific)
- External 2040mm high sliding door OR half lite glazed hinged door to Laundry
- Keyed locks to all opening windows and sliding doors
- Painted 2040mm high x 820mm wide hinged single door to Entry including builders standard hardware
- Double glazed windows to be priced separately to achieve 6-Star energy rating (if required)

Garage

- Brick veneer plaster lined internal walls
- Colorbond 2100mm high x 4800mm wide sectional door including 2 No. remotes
- Painted 2040mm high x 820mm wide hinged single door to external garage including builders standard hardware

Brickwork and External Cladding

- Bricks (choice from builders range) with natural rolled mortar
- Painted cement sheet infills above windows and doors (excluding façade)
- 3 coat render to front façade (up to 25m²) (if applicable)
- Painted plaster ceiling to Porch and Alfresco

Insulation

- Sisalation foil wrap to external walls
- R2.0 insulation batts to external walls and internal house/garage adjoining wall
- R3.5 insulation batts to ceiling (excluding Garage, Porch, Eaves and Alfresco)

Internal Doors

- Painted 2040mm high x (up to) 820mm wide flush panels doors (plan specific) including builders standard hardware
- Medium Density Fibreboard (MDF) internal door frames
- Privacy locks to Ensuite, Bathroom and Powder (excluding sliding doors)

Plastering and Fixing

- 10mm plasterboard to internal walls and ceilings including 75mm cove cornice
- Aquachek plaster to internal walls of wet areas (excluding Laundry)
- Porch and alfresco external grade plaster ceiling (where separate from eaves)
- Plaster bulkhead above overhead cupboards in Kitchen
- 67mm high x 18mm wide MDF architraves (profile selection from builders range)
- 67mm high x 18mm wide MDF skirting boards excluding wet areas (profile selection from builders range)

Robes and Storage

- Built in linen cupboard including 4 shelves (plan specific)
- Walk in robe including fixed shelf and stainless steel hanging rail to Master Bedroom
- Built in robe including fixed shelf and stainless steel hanging rail to Bedrooms
- 4 No. shelves to Walk in Pantry

Electrical

- 2 globe heat lamp (including light & exhaust fan) to Ensuite and Bathroom
- Exhaust fan to WC and Powder (plan specific)
- 11W LED white downlights to Entry, Hallways, Living, Kitchen, Dining and Family (plan specific)
- Ceiling batten lights with cowl shade to remainder (plan specific)
- Double powerpoints throughout (plan specific)
- Single powerpoints for appliances including oven, cooktop, rangehood, dishwasher, garage, fridge and microwave
- 2No. TV points and 1No. data point (location to be confirmed by Client)
- NBN wall plate including data point to Garage
- 1No. external ceiling batten light to Porch and Alfresco (plan specific)
- 1No. single external floodlight to Laundry
- Safety switches with circuit breaker to meter box
- Hardwired smoke detectors including battery back up

Heating and Cooling

- Gas ducted heating (3- star) with ceiling outlets to habitable rooms

Painting

- Gloss or Satin enamel paint (choice from builders range) to Entry door
- Low sheen acrylic paint to external doors
- Matte acrylic white paint to ceiling and cornices
- 3 coat washable acrylic paint system to all internal walls
- Satin enamel paint to internal doors, architraves and skirting boards

Appliances

- Omega 900mm all in one freestanding dual fuel oven/cooker
- Omega 900mm canopy rangehood
- Omega 600mm dishwasher

Cabinetry

- Laminate doors and end panels with melamine internal shelf to base and overhead cabinetry in Kitchen
- One bank of 4No. 450mm wide cutlery drawers to Kitchen
- Overhead cabinets to fridge space in Kitchen
- Microwave space including 1No. drawer to Kitchen
- 20mm edge Caesarstone benchtop (Selection from Category 1) to Kitchen, Bathroom and Ensuite
- 16mm laminate benchtop with shadowline to Laundry and Powder (plan specific)
- Laminate doors and end panels with melamine internal shelf to Bathroom, Ensuite and Powder (plan specific)
- 900mm laminate cabinetry doors and end panels with shadowline to Laundry
- Cabinetry handles (Selection from Category 1)

Plumbing Fixtures and Tapware

- Undermount double bowl sink with gooseneck mixer tap to Kitchen
- 1675mm acrylic white inset bath tub with mixer tap to Bathroom
- Semi frameless shower screens with pivot door to Bathroom and Ensuite
- Above counter vanity basins to Bathroom and Ensuite
- Polished edge mirror to full width of vanity cabinet to Bathroom and Ensuite
- 2No. Toilets (plan specific)
- 45L insert trough with mixer tap to Laundry
- 2No. external garden taps (1No. to front and 1No. side of house)
- Solar hot water system (2No. panels with 250L tank and gas boosted instantaneous hot water)

Tiling to Wet Areas

- Tiles (Selection from Category 1) to Kitchen splashback
- Floor tiling (Selection from Category 1) to Ensuite, Bathroom, Laundry and Powder
- Wall tiling (Selection from Category 1) including 2000mm high to shower, 200mm high behind vanities and 600mm high behind bath (where applicable) to Ensuite, Bathroom and Powder
- Polymarble shower bases to Ensuite and Bathroom
- Tiles (Category 1) to width of cabinetry to Laundry splashback
- Waterproofing to showers and around bath tub (where applicable)
- NOTE: 300mm to 450mm (long) x 300mm to 450mm (wide) tile sizes included. Other sizes to be priced accordingly

Flooring

- Laminate flooring (Category 1) OR Tiles (Category 1) to Entry, Hallway, Kitchen, Living & Dining (plan specific)
- Carpet (Category 1) including standard underlay to Bedrooms & Lounge (plan specific)