

#### PRELIMINARIES

Design & plans  
Soil test & engineering  
6Star energy rating  
Permit & fees

#### SERVICES

Connection of water, gas, telephone, sewer and stormwater

#### FOUNDATIONS

Class M concrete waffle slab  
Termite treatment

#### STRUCTURE

MPG10 wall frame  
Pine truss roof frame  
3.00M Porch & Entry ceiling  
2.55M Ceilings to balance

#### WINDOWS

Timber to front  
Aluminium balance  
Flyscreens to windows

#### BRICKS

Austral Bricks Urban One Chocolate

#### ROOF

Colorbond custom orb  
Colorbond fascia & gutters

#### INSULATION

R3.5 Glasswool batts to ceiling  
R2.0 Glasswool batts to walls  
Sisolation to walls

#### PLASTER

75MM Cove cornice

#### MOULDINGS

67MM MDF Bevel architrave  
92MM MDF Bevel skirting

#### DOORS

Humes Vaucluse XV14 routed solid front door  
Hardboard flush panel internal doors

#### DOOR FURNITURE

Lanes Corvan lever lockset to Entry & Garage door  
Builders Choice levers to internal doors  
Privacy set to Bathroom & WC

#### ROBES & CUPBOARDS

Premium glass sliding doors & shelf fitout to pantry  
Premium vinyl sliding doors & shelf fitout to balance

#### KITCHEN

Caesarstone tops & laminate cabinets  
Technika 900MM GHE09TDSS-4 stainless steel upright cooker  
Technika 900MM CHEM52A9S stainless steel canopy rangehood  
Technika TDX6SS-3 stainless steel dishwasher  
Abey 1 3/4 bowl stainless steel sink  
Tradeline GD series sink mixer

#### LAUNDRY

Everhard Project 45SS trough & cabinet  
Tradeline GD series sink mixer & washing machine taps

#### ENSUITE

Laminate cabinet  
Mirror over cabinet  
Marletrend Casey basin  
Marletrend Project toilet suite  
Tradeline GD series mixers  
Tradeline GD series wall bar hand shower  
Tradeline GD series bathroom accessories  
Premium semi frameless shower screen  
Tiled shower base

#### BATHROOM

Laminate cabinet  
Mirror over cabinet  
Marletrend Balwyn basin  
Marletrend Project toilet suite  
Marletrend Project 1675MM bath  
Tradeline GD series mixers  
Tradeline GD series wall bar hand shower  
Tradeline GD series bathroom accessories  
Premium semi frameless shower screen  
Tiled shower base

#### CERAMIC TILING

36M2 @ \$30M2

#### PLUMBING

Aquamax 390 5 star gas hot water unit  
2000 litre water tank & pump for toilet flushing

#### ELECTRICAL

39Light points  
39Light fittings  
22Power points  
2Fans  
2TV points  
2Smoke alarms  
1Phone point

#### HEATING & COOLING

Bonaire 18.5KW 4.5 star gas ducting heating  
Bonaire VSM65 evaporative ducted cooling

#### PAINT

3Coat finish to timber  
2Coat finish to balance

#### FLOORING

Bamboo floating floor to Entry, Kitchen, Meals & Family room  
Carpet to balance @ \$105BM

#### GARAGE

Colorbond roller door with remotes  
WP ply rear door with Tiebolt knobset

#### LANDSCAPING

Letter box  
Clothes line  
Retaining walls  
Landscaping to front  
Exposed Aggregate concrete drive & paving to front  
Concrete pavers to Alfresco  
Boundary fences

#### INSURANCE

Contract works  
Builders warranty