

# THE ESSENTIALS SPEC

## EXTERIOR

- Engineer designed concrete footings and floor slab
- Termite treatment in accordance with the National Construction Code (NCC)
- Clay bricks – wide selection of 2 course face bricks (1 course included where displayed) from Builder's Standard Range
- Choice of face brick or painted render finish to front of house for street appeal
- Durasheet lining to garage, alfresco, porch, verandah and portico (as applicable)
- Cream rolled mortar joints to all face brickwork
- Sewer allowance – up to 10m past last connection point
- Water run – up to 6m past last fixture
- Quality Affinity aluminium key lock windows and sliding door frames, lockable in vented positions
- Flyscreens to all aluminium windows and sliding doors
- Spotswood glazing to ensuite, bathroom and WC windows unless otherwise stated
- Timber door frame to front entry (single rebate)
- Harmony Habitat and Contemporary shingle roof tiles or COLORBOND\*
- 25° roof pitch as standard
- COLORBOND\* slotted storm gutters, fascia and painted zincalume downpipes
- Estate Collection external entry door from Builder's Standard Range and solid core garage access door
- Zanda Zenith 9103BN lever and 11518BN deadlock to front entry and garage entry door
- Light point outside each external door
- Two garden taps
- 5-star energy efficient Rinnai B26 instantaneous gas hot water system with 1 controller (no recess box)
- Extensive range of Blok pave pavers from Builder's Standard Range
- Driveway – up to 6m long paved and connecting path
- Garage as per plans with grey grano hardstand and remote sectional door (with 3 remote controls) with flush fit pelmet (where required)
- Full paint finish, excluding internal walls

## LAUNDRY AND WC

- Choice of laminated benchtop profiles, including postform 33mm or tightform 39mm from Builder's Standard Range
- \$44/m<sup>2</sup> retail allowance for ceramic wall and floor tiles
- Zoe Tronto 009 close coupled WC with soft close seat, vitreous china pan and cistern
- Flumed exhaust fan to WC
- Zoe Acero SKS-007 45 litre stainless steel inset trough built in with laminate benchtop and cabinets under trough (where shown)
- Tony Alder Flex or Soho flick mixer to laundry trough
- Tony Alder Akita washing machine taps

## KITCHEN

- Choice of laminated benchtop profiles, including postform 33mm or tightform 39mm from Builder's Standard Range
- Zoe Acero 1200mm double bowl SKS-A1200 stainless steel sink with basket wastes and Tony Alder Flex or Soho flick mixer tap
- Electric Oven: 900mm Westinghouse stainless steel WVE916SB
- Gas Hot plate: 900mm Westinghouse stainless steel WHG956SA
- Rangehood: 900mm Westinghouse stainless steel WRC913SB
- Wide selection of handles and knobs to all cupboard doors
- Dishwasher recess including cold plumbing and single GPO
- ABS edging to all cabinet doors, drawers and exposed edging
- West Australian made kitchen

## INTERIOR

- Hard wired smoke detectors as per statutory requirements
- Metal corner beads to all trafficable corners
- Two RCD safety switches
- Insulation – R4.0 batts to house and garage area
- HPM Excel Life white cover plates to all power points & light switches
- Light point to every room
- Double power points throughout, as shown on plan
- Zanda Zenith lever door handles to all internal doors
- Privacy latches to ensuite, bathroom, WC, master suite
- Metal internal door frames
- Weather draft seals to front entry door
- Hot water anti-scald valve
- Quality soft closing drawers and doors to cabinets
- Robes to all bedrooms, as shown on plan - vinyl
- Built-in or walk-in linen cupboards, as shown on plan - vinyl
- NBN Ready Pack – phone point, TV point and data point with TV antenna if required

## ENSUITE AND BATHROOM

- Choice of laminated benchtop profiles, including postform 33mm or tightform 39mm from Builder's Standard Range
- \$44/m<sup>2</sup> retail allowance for ceramic wall and floor tiles
- 2000mm high tiling to shower recesses
- Fully-framed panel and pivot door to ensuite and bathroom shower, hobs to shower in ensuite and bathroom
- Full width framed mirrors over vanities
- 750mm double Tony Alder Alto towel rails and Tony Alder Alto toilet roll holder
- Zoe Tronto 1530 bath, as per plan
- Tony Alder Flex or Soho flick mixers to vanities, baths and showers; Niseko 170mm spout to bath
- Vito Bertoni Designer Bracket HS375 handheld shower to ensuite and bathroom
- Flumed exhaust fan to WC
- Unflumed exhaust fan to ensuite and bathroom
- Zoe Kyra inset basin SBC-017 to ensuite & bathroom
- ABS edging to all cabinet doors, drawers and exposed edging
- Square chrome floor waste covers

## PEACE OF MIND COVERAGE

- HIA lump sum fixed price contract
- Six months maintenance period
- Consultation with a HIA accredited sales consultant
- Lifetime structural warranty (non-transferable)
- Shire Building Dept. and Water Corporation application fees
- Housing indemnity insurance
- Site contour survey and Engineer's soil report
- Obligation free site inspection

CLIENT NAME:

Client 1: \_\_\_\_\_ Date: \_\_\_\_\_

Client 2: \_\_\_\_\_ Date: \_\_\_\_\_

# THE FREEDOM PACKAGE

If you're looking to give your first home a lil sumthin' extra, then this is the package for you.

- ✓ Carpet on foam underlay from Builder's Standard Range to bedrooms, robes, study, theatre, activity and bedroom passage.
- ✓ 450mm x 450mm floor tiling, firm fit vinyl plank, or timber laminate from Builder's Standard Range to entry, kitchen, family, meals and pantry.
- ✓ Vertical blinds from Builder's Standard Range throughout the home excluding hotplate, ensuite, bathroom and WC (where applicable).
- ✓ 20mm Essastone from Builder's Standard Range to the kitchen, bathroom and ensuite with Hafele double bowl undermount kitchen sink.



**FUJITSU REVERSE CYCLE AIR-CONDITIONING FOR \$990**

Ducted to bedrooms and living areas with iZone touch screen controller.

# THE ADVANTAGE PACKAGE

If you want the best of both worlds - great value plus lots of luxurious extras - then this package is for you.

- ✓ Carpet on foam underlay from Builder's Standard Range to bedrooms, robes, study, theatre, activity and bedroom passage.
- ✓ 450mm x 450mm floor tiling, firm fit vinyl plank, or timber laminate from Builder's Standard Range to entry, kitchen, family, meals and pantry.
- ✓ Vertical blinds from Builder's Standard Range throughout the home excluding hotplate, ensuite, bathroom and WC (where applicable).
- ✓ 20mm Essastone from Builder's Standard Range to the kitchen, bathroom, ensuite and laundry with Hafele double bowl undermount kitchen sink.
- ✓ 30c raised ceilings throughout the home with 27c garage, porch and alfresco. Premium 27c windows to suit.
- ✓ Semi frameless shower screen in clear glazing to the ensuite and bathroom.
- ✓ Up to 10x LED luna panel lights in lieu of bayonets to living and bedrooms.



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# THE ULTIMATE PACKAGE

If you've got a keen eye for style and want to dress your house to impress, then this is the package for you.

- ✓ Carpet on foam underlay from Builder's Standard Range to bedrooms, robes, study, theatre, activity, games and bedroom passage.
- ✓ 600mm x 600mm floor tiling from Builder's Standard Range to entry, kitchen, family, meals and pantry.
- ✓ Slimline venetians from Builder's Standard Range throughout the home excluding hotplate, ensuite, bathroom and WC (where applicable).
- ✓ 20mm Essastone from Builder's Standard Range to the kitchen, bathroom, ensuite and laundry with Hafele double bowl undermount kitchen sink.
- ✓ 30c ceilings throughout the home with 27c garage, porch and alfresco. Premium 27c windows to suit.
- ✓ Semi frameless shower screen in clear glazing to the ensuite and bathroom.
- ✓ Up to 10x LED Luna Panel lights in lieu of bayonets to living and bedrooms.
- ✓ Hobless shower to the ensuite and bathroom.
- ✓ Zoe Kyra (square) or Zoe Nimos (round) superclay basins with extended mixers in lieu of standard.
- ✓ Alder Wish Matt Black or Chrome tapware throughout.
- ✓ Two coats of Taubmans' acrylic from Builders Range to the internal walls.



## FUJITSU REVERSE CYCLE AIR-CONDITIONING INCLUDED

Ducted to bedrooms and living areas with iZone touch screen controller.