

STANDARD Inclusions



SITE COSTS

Earthworks	Excavations to equal cut and fill over building platform
Foundation Piering	Provide sufficient piering to engineering specifications
Services	Underground electrical, stormwater, sewer, water and gas connection
BASIX	To comply with all BASIX requirements

EXTERNAL FINISHES

Windows	Premium powder coated aluminium windows and sliding doors with locks (where applicable)
Roofing	Concrete roof tiles
Fascia & Gutter	Colorbond fascia and quad gutters
Bricks	Face brickwork from standard builders range (as indicated on plans)
Cladding	Lightweight construction cladding (as indicated on plans)
Insulation	Wall and ceiling insulation
Garage	Sectional overhead garage door with automatic controller unit
Alfresco	Broomed finish concrete slab (where applicable)
Porch	Tiled porch (design specific)
Front Entry Door	Selection of quality entry doors
Laundry Door	Flush panel hung door
External Hardware	Tri-lock entrance door hardware with deadbolt lock
Concrete Foundations	Engineered concrete slab to suit soil classification
Framing	T2 Termite treated timber frame
Termite Protection	Termite protection to pipe penetrations with perimeter cavity

SERVICES AND SUSTAINABILITY

Hot Water	6 Star 26L Continuous flow System
Electrical	DGPO to each room as indicated on the electrical plan. Batten light point to each room as indicated on electrical plan. Externally ducted exhaust fan to both ensuite and bathroom where applicable
Gas	Hot water unit and one internal heating point & cooktop point
Smoke Alarm	Hardwired Smoke Alarm with battery backup
Data & TV	2 x television points and 2 data points
NBN	Provision for NBN
Water Tank	Slimline water tank including concrete slab, pump and all connections to comply with BASIX
Air Conditioning	Reverse Cycle ducted air conditioning

KITCHEN

Oven/Cooktop	900mm Freestanding Dual fuel cooker
Rangehood	900mm canopy Rangehood
Sink	Double Bowl Stainless Steel sink with drainer
Tapware	Chrome Sink Mixer with gooseneck spout
Drawers & Doors	Laminate joinery with kickboard, handles and cutlery drawers with Overhead cupboards in matching colour (matt finish)
Splashback	Tiled Splashback from nominated range
Pantry	4 x Melamine Shelves (where applicable)
Benchtop	20mm stone benchtop
Allowances	Provision for dishwasher, microwave and overhead fridge cupboards

INTERIORS

Internal Doors	2040mm flush panel internal doors in primed paint finish
Architraves/Skirting	67mm profile from standard range
Staircase	Staircase with standard point grade pine stringer and MDF closed treads and risers for carpet (where applicable)
Ceiling Height	2590mm ceiling height to ground floor only
Paint	Included Three Coat Paint System to internal walls and woodwork
Cornice	90mm Cove Cornice to living and bedrooms
Door Stops	Cushioned door stops to all internal doors
Flooring	Floor covering to designated areas, selection of laminate timber and carpet and underlay
Door hardware	Door handles from standard range with privacy mechanism to Bathroom, Ensuite and Powder Room

BATHROOM, ENSUITE AND POWDER ROOM

Vanity	Floor mounted vanity in one colour with acrylic basin and top
Mirrors	Frameless mirror above vanity (width to suit vanity)
Bath	Freestanding bath from nominated range
Shower	Semi-framed shower screen (design specific)
Tapware	Chrome shower handset, Chrome mixer and bath spout from select range
Floor Waste	Chrome Floor Waste (design specific)
Accessories	600mm chrome towel rail and toilet roll holder
Tiling	Standard range floor and wall tiles up to 2100mm in shower, up to 900mm around bath wall and single row to remainder

LAUNDRY AND STORAGE

Laundry	45L stainless steel laundry tub with chrome flick mixer
Wardrobe	Flush panel hung doors for built in wardrobes with 1 melamine shelf and hanging rail. Walk in wardrobes to master bedroom with hanging rail and 1 melamine shelf

ESSENTIAL FEES PAID FOR BY PARK HILL

- ✓ All mandatory inspection fees and Occupancy Certificate
- ✓ Standard Water Application and connection fees
- ✓ BASIX certification
- ✓ Council Fees
- ✓ Quality Assurance Inspections
- ✓ All Contour and Detailed Surveys
- ✓ All Public Liability Insurance
- ✓ Home warranty insurance
- ✓ Long Service Levy
- ✓ Structural Engineering Design
- ✓ Stormwater Design
- ✓ Soil Testing
- ✓ Waste management and Sediment Control Plan
- ✓ All Architectural Plans and amendments
- ✓ Pest Control Certification

WARRANTIES

- ✓ 90 day maintenance period
- ✓ Statutory structural guarantee period