



The Contract Price is based on the following inclusions:

## PRE-CONSTRUCTION ITEMS

- Soil Test & Survey Included
- Property Service Information Included
- Preparation of Final Working Drawings Included
- Engineering Design and Computations Included
- Building Permit Application and Fees Included
- 6.5 Years Structural Warranty Included
- 6 star energy rating compliant Included

## SITE CONNECTIONS

- Single phase underground power connection up to 15m from pit to the meter box Included
- Dry Water tapping including up to 6 lineal meters of water lead into house from front boundary on same side of the road. Note: If a road bore or recycled water is required then the extra costs will raise on a variation to the Connection.
- Stormwater and sewer drains connected to legal point of discharge within boundaries of the site up to 576m<sup>2</sup> and to a depth of 1.5m, excluding rock excavation
- Two external taps allowed for as per plan
- Builder is responsible for all necessary draw wire and conduit from the nature strip to the house only, for Telstra or other telecommunications company of the owners choice, to connect a telephone.
- Owners must arrange telephone connection
- Gas supply line and application to Gas Supplier to 6m Included

## FOUNDATION

- Site excavation and vegetation scrape over the building platform up to 300mm fall.
- Soil will be stockpiled on site
- M-Class Waffle Pod concrete slab (Engineer Determined) Included

- Wind Classification up to 33N2 to AS1170.2 & AS4055 Included

*Note: Any rock and/or site excavation and/or works to accommodate unforeseen subterranean conditions will be raised as a variation to the contract and is to be paid by the client.*

*Note: The Client is to pay for a re-establishment survey if any all pegs are not clearly visible, or have been disturbed on the land at the time when the Builder begins construction.*

## EXTERNAL FEATURES

- Brickwork: Builders Range with natural colour Mortar Included
- External Cladding: Lightweight construction (if applicable as per plans) included
- Render: Acrylic Textured Render as per base facade Included
- Framing: Stabilized Pine Roof Trussed and Wall Frames with 2400m Ceiling Height to Ground Floor and 2400mm high to First Floor
- Roof Tiles: Builders Range Roof Tiles Included
- Fascia & Gutters: Colorbond fascia, gutters and downpipes Included
- Front Entry Door: Front Entry door with frosted glazed glass from Builders Range Included
- Entry Door Furniture: Single Cylinder Deadbolt door furniture Included
- External Doors: Aluminium sliding door or weatherproof flush door (as per plans) Included
- Ceiling insulation: Subject to 6 Star Energy Report Included
- Wall Insulation: Subject to 6 Star Energy Report Included
- Garage Door: Sectional Overhead Garage Door with brick above and 2 remotes
- Rear Garage Door: Flush Panel External door

## INTERNAL FEATURES

- Internal Doors: Flush Panel Internal hinged Doors Included

- Internal Door Furniture: Designer Series Lever Set Included
- Robe Doors: Flush Panel Internal hinged Doors Included
- Robe Door Furniture: 25mm diameter Cylinder designer knobs to robe, broom and linen doors Included
- Skirting & Architraves: 67x12mm skirting & 67x12mm architraves from Builders Range Included
- Plaster: 10mm Unispan to walls and ceiling with water resistant plasterboard Included to bathroom, laundry and ensuite
- Cornice: Standard 75mm Scotia Cornice throughout Included
- Shelving: One white Melamine Shelf with a Chrome Hanging Rail to Robes and Four shelves to pantry/linen

## APPLIANCES & FITTINGS

- Basins: 2 No. Vitreous China Basins to Ensuite (as per plan) Included and 1 No. Vitreous China Basin to Bathroom Included (as per plan)
- Tapware: Chrome mixer Included
- Bath: 1525mm Acrylic Bath to Bathroom Included
- Shower outlets: Choice of Chrome Designer shower rose
- Shower Bases: Polymarble White bases to Ensuite & Bathroom Included
- Shower Screen: Powder coated Aluminum Frame Clear Glass with pivot door Included
- Kitchen Sink: 1 & ¾ bowl stainless steel sink with a choice of designer flick mixers Included
- Kitchen Splash back: Choice of Silver category tiles
- Laundry Trough: 45ltr stainless steel trough with white metal cabinet and bypass Included
- Toilet Suites: Dual Flush Vitreous China Pan Toilet Included
- Mirrors: Polished Edge Silver Mirrors above vanity units Included

Note: Images are for display purposes and are indicative only.

# lifesmart inclusions

- Oven: European 600mm Stainless Steel Multifunction Oven Included
- Cooktop: European 600mm Stainless Steel 4 burner Gas Cooktop Included
- Rangehood: European 600mm Stainless Steel Range hood Included
- Dishwasher: Provision and connections only included
- Heating: Ducted Heating throughout
- Hot Water Unit: Continuous Gas boosted Solar Hot Water System Included

## CABINETRY & BENCHTOPS

- Cupboards: Fully lined modular cabinets to Kitchen, Bathroom, Ensuite Included (Including Laundry if applicable)
- Doors & Drawers: Standard Laminate from Builders Colour Range Included
- Bench tops: Choice from Builders Range laminate to kitchen, bathroom, ensuite, powder room and laundry benchtops.
- Kick Rails: Standard Laminate from Builders Range Included
- Handles: Selected from Builders Range Included

## ELECTRICAL

- Power Points: Double Power Points throughout as per plan Included
- Internal Light Points: Fixed Batten holders Included
- External Light Points: Fixed Batten Holder to Porch. Flood Light to rear and Laundry Side of dwelling Included
- TV Points: Two Points including 5 metres of Coaxial Cable left in Roof Space Included. Note: Excluding Fibre Optic areas
- Phone Points: One Point Included
- Exhaust Fans: Self-Sealing Exhaust Fans – white Included
- Switches: Wall Mounted white switch covers Included
- Smoke Detectors: Hardwire with battery backup as per regulations Included

- Safety Switch: RCD Safety switch and circuit breakers to meter box Included

## PAINTWORK

### External

- 3 Coat paint system

### Internal

- 3 Coat paint system
- Note: One colour throughout*

## TILING

- Wall Tiling: Ceramic Tiles from Builders Range to wet areas Included, toilets, bathroom, ensuite, laundry and kitchen
- Showers: 2000mm high tile line to Ensuite & bathroom showers (as per plans)
- Bath: As per working Drawings
- Laundry: As per working Drawings

## FLOOR COVERINGS

- Floor Tiling: Ceramic Tiles from Builders Range to wet areas only, toilets, bathroom, ensuite, laundry and kitchen
- Note: Long Island Homes holds the right to reselect to an equivalent or better product/item that has become discontinued or not available at the time of construction*

## EXCLUSIONS

Unless otherwise specified in this tender, no allowance has been made for:

- Demolition
- Civil works
- Retaining Walls required by Council or other
- Security Fencing or Public Lighting
- Crossovers
- Removal of excess soil due to slope of land/ addition of soil due to slope of land
- Additional or unknown Estate guidelines or Estate requirements
- Additional or unknown details with respect to Site conditions
- Planning Permits.



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