

Islander Inclusions

Pre-Construction Items

- Soil test and feature survey
- Property service information
- Preparation of working drawings, engineering design and computations
- 6 star (minimum) thermal energy assessment and report
- Building permit
- Temporary Fencing
- Termite Protection Part A & B
- OH&S Requirements including guardrails, scaffold for roof trusses and crane hire for lintels

Service Connections

Service connection to sites up to 650m2 to legal points within or immediately adjacent site and when up to 5m setback.

Includes:

- Power connection (single phase)
- Dry water tapping (mains water)
- Storm water
- Sewer drains
- Gas service
- Telephone conduit and draw-wire (connection by Owner)
- All account opening and provider fees by Owner

Site Conditions

- Site excavation and vegetation scrape over the building platform, with up to 300mm fall.
- 'M' class engineered waffle pod concrete slab based on no existing filling
- Concrete pumping
- Design and materials to suit wind zones up to 'N2'
- Design and materials to suit Bushfire Attack Level (BAL) 'low'

Windows And External Doors

- Single glazed windows with aluminium powder coated frames in awning style to front elevation and sliding style to balance of elevations
- Locks to windows and external sliding doors (keyed alike)
- Silver range entry door to house
- Painted flush panel external grade door to garage external personal access door
- Silver range entry set door furniture to house entry door and garage external personal access door
- Silver range dead lock to house entry door
- Weather seal to front entry door
- Silver range sectional overhead garage door 2.1m high with auto opener and 2 no. remote controls

Insulation

- Batt insulation R1.5 to house external walls and house/garage adjoining walls
- Batt insulation to ceiling R2.5
- Batt insulation to garage ceiling adjoining first floor area R2.5

Structure

- Stabilized pine trussed roof with 600mm spacing
- 7 year structural guarantee
- Site built, 90mm wall frames with 450mm stud centres

External Features

- Colorcote fascia, gutters and downpipes
- Silver range brick selection with natural colour mortar and rolled joint profile
- 22.5 degree roof pitch with Silver range roof tile selection
- Designer façade as per individual base house design with rendered feature portico
- Brickwork on steel lintel over front garage door
- Brickwork on steel lintel over windows and doors to all elevations
- 450mm eaves to first floor

Internal Features

- 86mm step down from house to garage
- Painted and plastered finish to internal walls and ceiling with Silver range 75mm scotia cornice
- 2040mm high, painted, flush panel room, cupboard doors and garage internal personal access door
- Silver range lever door furniture to room doors
- Silver range robe door furniture to robe doors
- Linen cupboard with 4 no. white melamine shelves
- Broom cupboard with 1 no. white melamine shelf
- Robes with 1 no. white melamine shelf and hanging rail
- Silver range external door furniture and weather seal to house/garage internal access door
- 2590mm ceiling heights to ground floor and 2440mm ceiling height to first floor of double storey homes
- 2590mm ceiling height to single storey homes
- 67x12mm painted MDF architraves and skirting boards (for wet area skirting see wall tiling section)

Cabinetry

- Silver range 20mm stone bench top with shadowline edge to kitchen
- Silver range laminate selection to base and overhead cabinetry, kick boards, end panels and rear panels
- Fully lined white melamine interior
- Silver range cabinet handles

Kitchen

- 20mm stone to kitchen benchtops with shadowline edge
- Silver range kitchen sink 1 ¾ bowls and single drainer
- Silver range mixer tap
- Silver range 900mm gas cooktop
- Silver range 900mm electric under bench oven
- Silver range 900mm canopy range hood
- 1 no. bank of cutlery drawers
- Under bench microwave provision
- Site built pantry with 4 no. white melamine shelves
- Silver range dishwasher
- 2 no. banks of 2 no. pot drawers

Client Initial:

Builders Initial:

Date: / /



Phone: 1800 604 011

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Laundry

- Silver range mixer tap
- Washing machine stop taps in trough cabinet
- Gold range 45lt stainless steel bowl, bypass
- Joinery cabinet, up to 800mm wide with Silver range laminate bench top, base cabinet, end panel, and kicker

Bathroom, Ensuite, WC and Powder

- Silver range toilet suite, close coupled, vitreous china
- Wall mirror with polished edge above vanity cabinet and wall mounted vanity basins
- Semi- frameless shower screen with powdercoated or aluminium finish frame and pivot door
- Silver range tiled shower bases, 900 x 900mm to bathroom (No.1), 1200 x 900mm to ensuite (No.1)
- Silver range white acrylic bath
- Silver range handheld shower outlet with adjustable rail
- Silver range mixer tap ware and outlets
- 2 no. Silver range, vitreous china, insert vanity basins to ensuite vanity cabinet
- 1 no. Silver range, vitreous china, insert vanity basin to bathroom vanity cabinet
- 1 no. Silver range, vitreous china, wall mounted vanity basin to powder room with vanity cabinet
- 20mm stone with shadowline edge to No.1 bathroom, No.1 ensuite and No.1 powder room

Staircase

- Stained Kiln Dried Hard Wood (KDHW) bullnose treads and risers
- Stained Kiln Dried Hard Wood (KDHW) stringer
- Stained Kiln Dried Hard Wood (KDHW) continuous handrail to one side
- Plaster/stud dwarf wall balustrade with Stained Kiln Dried Hard Wood (KDHW) capping
- Enclosed void under stair
- Two-way light switching between floors

Wall Tiling

Silver range wall tiling to wet areas including:

- 2000mm above shower base,
- bath hob and 400mm above bath hob to adjacent wall
- 650mm above kitchen bench when adjacent wall
- 150mm above butlers pantry bench (plan specific)
- 400mm above laundry trough
- 100mm high skirting tiles to bathroom, ensuite, laundry, WC and powder

Floor Coverings

- Silver range ceramic floor tiling to wet areas including bathroom, ensuite, laundry, WC and powder
- Silver range underlay to bedrooms, robes, rear hallway, theatre, Lounge (Plan Specific)
- Silver range carpet to bedrooms, robes, rear hallway, theatre, Lounge (Plan Specific)
- Silver range ceramic tiles or timber look flooring to entry, kitchen, meals, living, rumpus, study (plan specific)

Paintwork

- Three coat paint system externally
- Three coat paint system internally, based on one wall colour throughout and one ceiling colour throughout

Heating

- Gas ducted heating though out living and bed rooms of pitched roof houses. Includes ceiling ducts, R1.0 duct insulation, manual thermostat (for flat roof homes heating type to be determined pending design)

Plumbing

- 2 no. external garden taps
- Solar hot water service with continuous gas booster and 2 no. solar panels
- Concealed plumbing (may exclude spa bath pumps)

Electrical

- Double power points throughout
- Batten holder light points throughout house and garage
- Batten holder external light point adjacent main entry
- Para flood light adjacent external doors
- Ceiling mounted, self-sealing, exhaust fans to bathroom and ensuite (also to WC/powder when no openable window)
- White cover plates to switches
- Smoke detectors, hardwired with battery backup
- RCD Safety switch and circuit breakers to meter box
- 2 no. telephone points to kitchen and master bedroom
- 2 no. television points to main living and master bedroom, with coaxial cable terminated in roof space for future



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