

"Platinum" Inclusions and Specifications

General: H.I.A contract including Building Compliance fees (based on GCCC area) contract works policy, Building Services Authority insurance (for base price of house only) \$7.80/\$1000 thereafter, plumbing assessment, water connection & portable long service levies (for base house price only) are included. *Structural changes are subject to our acceptance and may incur a fee.*

Structural Warranty: Lifetime structural guarantee and 6 month maintenance period also included. Refer www.newstart.com.au for terms and conditions.

Footings & Slab: Engineer designed monolithic slab system to suit class "S" site as per AS 2870.1. One (1) concrete pump allowed for main slab only.

Termite Treatment: Full "Kordon" termite management system, as per Australian Standards to perimeter of slab and all slab penetrations.

Sites: Must be accessible and assumed to be clear, requiring only a scraping of light vegetation and having standard soil conditions.

Note: Surplus soil from site works is not removed. Costs of rock digging, steps required to entries, retaining walls, site drainage, removal of surplus soil, tree removal etc, are not included in standard price - surplus fill to remain on site.

Accessibility and OH & S: Site must be readily accessible for tradespeople, deliveries, services etc and have all boundary pegs visible. Extra costs due to inaccessibility of the site, Occupational Health & Safety requirements or boundary survey are not included.

Site Clean: Building debris will be removed from the site upon completion. Excess soil removal is not included as is additional charges if poor site access requires additional manual labour.

Services for blocks up to 800 m²: Water supply connection up to 10 meters, up to 80 meters of sewerage connection and roof stormwater connection up to 80 meters with 6 metre setback included.

Electrical for blocks up to 800 m²: As per standard "Traditional" plan:-

- Maximum 10 metres of 2 phase underground service from pit to meter-box position
- Earth leakage circuit breaker
- Light (batton holder), switches & power points
- Smoke alarms included to Australian Standards
- Two (2) television points (cable to ceiling), Antenna/booster excluded
- Two (2) telephone points - excludes telephone/service connections

Brickwork: Selection of quality bricks, standard size, from builder's range with raked joints and natural (grey) mortar. Rendered finishes will be priced on application.

Roof: Selection of roof tiles from builder's standard range. Sarking to roof only included in NSW - QLD not included. 22.5-degree roof pitch, 600mm eaves where applicable. Colorbond roof - POA.

Insulation: Sisalation wrap to external walls (including garage).

R 2.5 batts to entire roof area including garage.

External hinged doors fitted with draft seals.

Any additional energy efficiency required will be priced on application.

Alfresco, Verandahs & Porticos/Porches: Are included where shown on building plans, (Does not include concrete slab). Colorbond panel lift door to garage from builder's range included.

Porches / Porticos, Alfresco & Verandahs do not include gables, decorative items or concrete / paving.

Ceiling Height: 2440mm ceilings to single storey homes.

Windows: Clear glazing to aluminium horizontal sliding windows, choice of colours from builder's standard range. Obscure, toughened glass to all bathrooms and WC rooms as per BCA requirements is included as standard.

Flyscreens: With Aluminium mesh to all opening windows.

Doors: Sidelight to entry door as per plan - Corinthian Windsor WIN52G clear glazed entry door (paint or stain grade), with clear glass side lights where displayed. Entrance lock - Gainsborough Contemporary Precise Tri-lock.

Internal - Flush panel paint grade doors. Internal door furniture - Gainsborough Contractor 700 series Sophia lever handles, includes doorstops throughout.

Air Conditioning: One only TCL model TAC24CHS/R 6.9kw Cool / 7.5kw heat including installation and isolator switch included. Extra charges apply if compressor and wall outlet are not on same wall.

Skirting and Architraves: 68mm skirting & 42mm painted splayed pine.

Cornices: 90mm cove cornice to wall and ceiling junction. Square set on bulkheads and robes.

Cupboards: Colour and finish as per selection from builder's range. Kitchen benches are 600mm wide laminated tops and laminate doors. 180 post formed benchtops. Pantry as per plan. Full width vanities with laminated tops and laminate doors. Robes and Linen where shown on plan, with vinyl sliding doors & white Melamine shelf with one hanging rail to robes. Laundry - Eureka 45lt stainless steel laundry tub & white freestanding cabinet.

Appliances:

- BOSCH - S/Steel 6 function fan forced 60cm Oven - HBN 230551A
- BOSCH - S/Steel Ceramic 60cm Cook Top - PKE615V01A
Or choice of S/Steel 60cm Gas Cook top - PCH615FAU*
- BOSCH - S/Steel ducted canopy range hood - DKE935AAU
- *Gas connection to HWS & cook top included, excludes bottles
- Chromagen 26 Litre Instantaneous Gas Hot Water System.

Sanitary Ware:

- BOSCH sink - Clark stainless steel 1 ¼ bowl, Lever sink mixer.
- Bath - Stylus Maxton 1525 acrylic.
- Basin - Stylus "Venecia" white china vanity basin, chrome fittings
- Toilet - Stylus "Venecia" close-coupled AAA rated Dual flush cistern - FULL vitreous china base and cistern.

Tapware: AAA rated HANSA "Vantis" Chrome tapware with HANSA Ecojet 2 spray Shower Rail to all showers. Automatic washing machine taps from builder's Alder tapware range. 2 external taps as per plan with backflow device fitted. Dishwasher provision included (cold water).

Tiling: Ceramic wall & floor tiles as per Selection from builder's Silver range.

- Kitchen - 600mm splashback above benchtops.
- Bathroom - 2000mm to shower, 150mm skirting to walls, one tile row over vanities, tiles to floor.
- Laundry - 600mm over tub, 150mm skirting to walls, tiles to floor.
- WC - 150mm high skirting to walls, tiles to floor.

Note: Feature, frieze, border, porcelain, marble and diagonally laid tiles to walls and floors not included in standard - labour or materials.

Bathroom Fittings: Clear laminated shower screens with choice of frame colour from builder's standard range. Towel rail/ring where nominated & toilet roll holders from builder's standard range. Ceramic soap holder to shower and bath. 900mm high flat polished frameless mirrors with arised edges, full width of vanity.

Painting: 3 coat paint system selected from builder's colour selection range, Taubmans Easy Coat.

White to all ceilings (flat plastic), one colour to all walls (low sheen acrylic) and one colour to all woodwork including doors (gloss enamel). No allowance for separate cornice colour. Other finishes POA.

External works: Driveways, clotheslines and other external works are not included as standard.

Bushfire, Coastal Management, Other fees: Any additional costs required for compliance with requirements due to bushfire or coastal hazard risks are excluded, as are any other town planning, DA or relaxation fees.

Display items such as furniture; wall prints; floor coverings to all living areas & kitchens; floor border & diagonal tile laying; window treatments; air conditioning; light fittings; pergolas; landscaping; driveways; etc. are not included in standard finishes. **Finishes & inclusions are subject to change without notice. Floor plans & facades may differ from display home.**

Date of issue: JUNE 2008

Client: _____

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Builder's Representative: _____

Date: _____