

### GENERAL SERVICES

- Site inspection and written tender fixed for 90 days
- Fixed price contract (subject to authorities)
- Preparation and approval of building plans, specifications and all relevant authority requirements (if required)
- Payment of insurance for Public Liability, Workers Compensation & Contract Work Insurance
- Payment of Engineer's fees for standard slab
- An appointment with one of our experienced colour Consultants to assist you in coordinating your colours
- Architectural / Designer drawings and specification required for council approval
- Structural drawings required for council approval and construction
- Council building application fees (development approval & construction certificate fees)
- Long service levy—excludes any bonds

**Note:** Different general services are required for one off houses, please check with your consultant

### STATUTORY REQUIREMENTS

- 6 year structural warranty
- 3 months - Maintenance warranty. Due to the confidence we have in our quality inclusions and tradesmen
- Sediment control measure
- Temporary fencing to site as required
- Termite protection and certification
- Scaffolding and safety rails required by Work cover
- Temporary site toilet during construction
- All weather driveway access to site
- Cleaning and removing of all building and debris
- All glazing to Australian standards
- Other statutory requirements will be adhered accordingly

### SLAB STRUCTURE

- **Concrete slab:** Waffle pod construction engineer designed on 'M Site'

### EXTERNAL CONSTRUCTION

- **Bricks:** Builder's Range
- **Mortar:** Natural or Off white to brick work
- **Brick Joints:** Flush or Ironed
- **Roof:** Metal Roofing Including Anticon Insulation Blanket
- **Windows:** Aluminium Frame throughout
- **Entry:** Timber Frame
- **Eaves:** 450mm Wide subject to drawing
- **Fascia & Gutter:** Colorbond Fascia & Gutter
- **Downpipes:** PVC and painted

### EXTERNAL CONSTRUCTION CONTINUED

- **Garage:** Sectional overhead garage door
- **Laundry Door:** As per plan
- **Front / Rear Patio:** As per plan
- **Taps:** 1 x mains water front, 1 x recycled water rear

### INTERNAL

- **Frames & Trusses:** Architecturally designed frames & trusses as per Australian Standards
- **Internal Lining:** 10mm plasterboard
- **Cornices:** 90mm Cove throughout
- **Skirting / Architraves:** Pine 67mm throughout, paint finish
- **Doors:** Redicote Flush Hollowcore, paint finish
- **Door Furniture:** Quality Door furniture from our selected range
- **Wardrobes:** As per plans
- **Ceiling Height:** Ground Floor Average 2700mm or unless changed. First floor 2400mm or unless changed
- **Shelving:** One melamine shelving with one hanging rod to wardrobe and 4 shelves to Linen
- **Staircase:** Timber treads and risers ready for carpet, paint finish to handrail, newel posts and stringers, balustrade from the builders range
- **Paint:** Ceiling one colour, walls and trims one colour with two coat finish
- **R 2.5 Wall** Insulation
- **R 3.0 Ceiling** Insulation

### ENSUITE & BATHROOM

- **Vanity:** Fully laminated
- **Benchtop:** Fully laminated with acrylic tops
- **Mirror:** Polished edge mirror
- **Bath:** 1525mm Acrylic bath in white
- **Shower Screen:** With Pivot or Sliding Doors, laminated safety glass and colour co-ordinated frame
- **Exhaust fan**
- **Tap ware:** Metal or Chrome Tap ware
- **WC:** Full Vitreous China Concealed trap
- **Bathroom Tiling:** Floor—one row of skirting, 2m high in shower and 600mm high around bath @ \$28.00 per sq.m
- **Ensuite Tiling:** Floor—one row of skirting, 2m high in shower and 600mm high around bath @ \$28.00 per sq.m
- **Toilets:** Vitreous China
- **Accessories:** Towel rails, soap holders & toilet paper holders
- **Wet Areas:** Complete water proofing to all wet areas

### KITCHEN

- **Cabinetry:** Melamine finish to cupboards and end panels
- **Door Knobs & Handles:** In a wide range
- **Overhead Cupboards:** As per plan
- **Benchtops:** Laminated finish
- **Sink:** 1 & 3/4 bowl stainless steel
- **Tapware:** Flickmixer

### KITCHEN CONTINUED

- **Dishwasher:** Provision including connections
- **Cooktop:** 600mm stainless steel cooktop
- **Oven:** Underbench 600mm stainless steel electric oven
- **Rangehood:** 600mm stainless steel rangehood
- **Tiling:** Splashback to the full height below overhead cupboards to bench top @ \$28.00 per sq.m

### LAUNDRY

- **Tub:** 45 Litre steel tub with rinse by Pass
- **Tiling:** Splashback @ \$28.00 per sq.m, 450mm x 450mm. Tiling to the floor and one tile skirting
- **Tapware:** Washing machine connection in chrome

### ELECTRICAL

- **Lighting:** Light point with batten holder
- **Power points:** A double power point in each bedroom, study, all living areas, bathrooms & ensuite.  
Two doubles in the main bedroom, garage, laundry & kitchen. Single power point to fridge, oven, range hood and microwave / dishwasher if applicable
- **NBN:** provision included with 2 x tv points & 2 x phone points where applicable.
- **TV point:** x 2 from NBN provision
- **Phone point:** x 2 from NBN provision
- **Safety:** Smoke detectors direct wired and battery backup
- **Safety:** Electrical safety switch to meter box
- **External Lights:** 2 x lights provided ( 1 x front & 1 x back)

### HOT WATER SERVICE

- **Unit:** 26L instantaneous natural gas hot water system

### DISCLAIMERS

- All inclusions are from the builders quality range and the inclusions list are a guide only
- The inclusions mentioned can change any time without notice due to stock availability

#### ADDITIONAL INCLUSIONS ABOVE OUR STANDARD

- Tiles throughout ground floor living areas
- Carpet to all bedrooms, stairs & first floor
- Polyurethane kitchen cupboards
- 20mm Ceaser stone benchtops from standard range, plus waterfall edge where applicable
- 2x Zone Alarm system with 1x Controller pad
- Vertical Blinds to windows
- Polyurethane vanities with stone tops in bathrooms
- Flyscreen to windows and flyscreen doors to sliding glass doors
- Automatic Garage door with 3x remotes
- Plain coloured concrete driveway excluding crossover
- Front & Rear Landscape included and approved by The Gables Design Review Panel
- Fencing to sides and rear with 1x gate, including front fence 1.2 meters high, brick piers & infill panels where applicable
- Letterbox & Clothes Line
- Floor to ceiling tiles in main bathroom & ensuite only
- Timber retaining wall, if required
- 2 x zone ducted air conditioning system & 1 x controller pad
- Stainless steel appliances upgraded to 900mm (upright cook top & oven)
- Externally ducted range hood
- Gyprock bulk head to kitchen
- Down lights to kitchen, living areas, hallways & wet areas and oyster lights to bedrooms
- Kholder Semi-Frameless shower screens to all bathrooms & ensuite