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STANDARD INCLUSIONS

NOTES & CONDITIONS

PRELIMINARY WORKS

Insurances:

- Public liability & Contract Work Insurance
- Home Builders Warranty Insurance

Asset Protection included - any bonds required will be paid directly by the owner.

Builders Permit and Building Surveyors Cost included

DCP Levy not included - to be paid by client.

Any Occupational Health & Safety Requirements

SITE PREPARATION

Provide temporary Fencing

Other Temporary Facilities: Site toilet, waste bins, scaffold and void protection where required, and including power usage.

Survey: Site set out

TERMITE PROTECTION

Termite Protection A and/or B is provided where stipulated by council.

CONCRETE SLAB

Provide fixed site cost up to "P" class as per engineering, falls up to 500mm over the complete lot, Rock excavation and removal if required, Bored Piers (450mm diameter & nonrefundable) up to 1m in depth included.

CEILING HEIGHTS

2550mm ceiling height to single stories

2700mm to ground floor & 2550mm to first floor for double stories

FRAMING

Walls: Provide structural grade pine wall framing as per the timber framing manual AS1684, Name or as per specification of the engineer

Roof Trusses as per manufacturers specifications

Floor Trusses as per manufactures specifications

FASCIA AND GUTTER

Colorbond fascia and gutter

Colorbond 100mm x 50mm square down pipes

ROOF COVER

Concrete roof tiles

select from builder's range Category 1



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WINDOWS

Aluminum Windows with locking device as per energy rating report and plan (Colour TBC)

Note: Glazing specifications (single or double) and window types will be finalised based on energy compliance requirements to achieve 7-star energy rating*.

Flyscreens to all opening windows.

Fly-wire doors to alfresco or Laundry door (1 door only)

Note: not applicable to stacker doors

Locks to windows and keyed sliding doors.

BRICKWORK

Bricks: selection from builders range

Front elevation: brick infills to windows and garage door.

Side and rear elevation: brick infills to windows and doors (design specific).

ENTRANCE DOORS & EXTERNAL DOOR FURNITURE

2040x820 painted timber entry door (PMAD 101 or 104).

Aluminum sliding or half glass hinged laundry door (plan specific).

2040x820 solid timber flush panel painted finish to external doors to garage (if required).

Front Entry door frame painted timber finish

Entry and external door hardware from Gainsborough Trade Pro range.

Door stops 75mm white.

PLUMBING

Provide hot and cold water to all fixtures as per plans supplied

Cold water point for future dishwasher/fridge

Connect gas meter to gas line and commission

HWU and Hot Plates, Gas meter location TBC

Provide garden taps one at front and one at rear of house.

Hot Water Services:

Hot water system specification will be based on NCC 2022 requirements, estate guidelines, and energy compliance*.

Final system (gas boosted, solar, or continuous flow) will be confirmed after energy report.



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ELECTRICAL

Double power points throughout (To builders discretion)
90mm LED downlights throughout
-12-14sq downlights per house 15
-15-17sq downlights per house 17
-18-20sq downlights per house 19
-20-24sq downlights per house 23
-25-30sq downlights per house 26
-30-32sq downlights per house 28
Two external flood lights
switch plates White wall mounted
Smoke detectors hard wired with battery backup.
Exhaust fans to bathroom, ENS & WC ducted to external air
RCD safety switch and circuit breakers to meter box
Security Alarm system
Weatherproof power point to outdoor hot water unit.
2 TV points
2 data points.
NBN ready conduit with drawstring.

HEATING & COOLING

Gas ducted heating
Evaporative cooling
Allowances of Refrigerative Heating & Cooling* As per Developer Requirements
Wherever Necessary.

INSULATION

ENERGY RATING: Minimum of 7-star energy rating required under NCC 2022.*
Final compliance requirements are subject to working drawings, engineering, and energy report. An allowance is included for compliance upgrades;
Ceiling R5.0 batts (excluding garage, porch, alfresco).
External walls R2.5 batts with reflective foil wrap.

PLASTER

Supply and install 10mm plaster board walls and ceilings with WR board to wet areas only
75mm Cornices throughout



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INTERNAL DOORS AND DOOR FURNITURE

Interior doors to be Flush Panel 2040mm High
Internal door handles from Gainsborough trade pro range. privacy sets to WC, Bathroom & ENS, Passage
Sets everywhere else
Door Stops 75mm white
Wardrobes & Linens to be 2040mm Vinyl Face White Sliders - All plan specific

FIXING

SKIRTING: 67mm high x 18mm wide PMDF beveled
ARCHITRAVES: 67mm high x 18mm wide PMDF beveled

WATERPROOFING

Provide water proofing to wet areas, floors and walls as per AS 3740

PAINTING

All paint colours to be selected from builder s colour selection
FRONT DOOR: Sealer undercoat with enamel gloss topcoats
WOODWORK & INTERNAL DOORS: Sealer undercoat with enamel gloss topcoats
CEILINGS: Flat acrylic two coats, with one undercoat
WALLS: Sealer undercoat and two topcoat washable Matt acrylic (one colour throughout)

TILING AND FLOORING

WALL TILE: 450x450 standard range wall tiles to areas as per standard working drawing
FLOORING: 450x450 standard range floor tiles OR 12mm timber laminate to Meals, Family, Kitchen & front and rear hallways
Carpets to bedrooms & additional living areas
(Select from builder s range).
SPLASHBACKS: 75mm x 300mm Tiled splash back to kitchen and laundry
SKIRTING TILES: 100mm high from standard range tiles to laundry, bathroom, ensuite, powder room(s)
and water closets as per standard working drawing
Tiled Shower Bases:
Tiled shower bases to all showers
Shower niches included as standard in all showers.



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KITCHEN & CABINETRY

Standard laminate finish

Select from builder's range (Category 1)

Kitchen to be fitted out as per plans with laminate cupboards.

Vanities in bathroom & ENS to be fitted with laminate vanity cupboards as per plans.

- Max L/M 12-15 SQS - 10L/M CABINETRY

- Max L/M 16-20 SQS - 11L/M CABINETRY

- Max L/M 20-24 SQS - 12L/M CABINETRY

- Max L/M 25-32 SQS - 13L/M CABINETRY

20mm stone throughout

Handles Select from builders range

Base cupboards Fully lined modular cabinets

LAUNDRY

TROUGH AND CABINET: 45 litre stainless steel trough

PLUMBING FIXTURES AND FITTINGS

Kitchen sink- Stainless Double bowl inset trough from Builders Range

Single lever Sink Mixer to Kitchen in chrome finish from builders range

Basins Bathroom & ENS- Sit on top from Builders range

Taps: Bathroom & ENS - Single lever mixer in chrome finish from builders range

Toilet roll holders, Single towel rails as required - Supplied & Installed by Builder

White acrylic bathtub from builder's range.

Shower rose - Handheld shower rail in chrome finish

Select from builder's range (Category 1)

Toilets Suites - Select from builders range with soft closing seat

SHOWER SCREENS AND MIRRORS

SHOWER SCREENS: Aluminium semi-framed 1850mm high

MIRRORS: Full vanity width polished edge silver mirrors, to bathroom & ENS

ROBES & STORAGE

ROBES: Melamine shelving with hanging rail

WALK-IN ROBE: Melamine shelving with hanging rail

PANTRY/LINEN: 4 melamine shelving

BROOM: 1 melamine shelving (product specific)

WINDOW FURNISHING

Roller blinds, selection from builders range



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CAULKING

Caulking to all wet areas

HOT WATER SERVICES

Hot water system specification subject to NCC 2022 requirements, estate guidelines and energy compliance. Final system (gas boosted, solar, or continuous flow) will be confirmed after energy report.

APPLIANCES

OVEN: Euro Stainless steel 900mm under bench oven

DISHWASHER: Euro Stainless steel dishwasher

COOKTOP: Stainless steel 900mm natural gas

(Subject to availability of natural gas)

RANGEHOOD: Euro Pullout Stainless steel 900mm rangehood

DRIVEWAYS

DRIVEWAY: Coloured concrete driveway

GARAGE DOOR

GARAGE: Colorbond sectional overhead door, plaster ceiling, concrete floor (Colour TBC)

EXTERNAL WALLS: Brick veneer, plasterboard internally lined as indicated on working drawings

REMOTE CONTROLS: 2 handsets & 1 wallmount to garage door

CONNECTIONS SERVICES

Including connection services (water, gas, electricity, sewer, telephone line and stormwater) excluding

meter installation fee and telephone consumer opening fees.

Fibre optic/NBN ready, 2 Data & 2 TV Points, 1 Phone Point, Digital TV Antenna (Specific to NBN only)

Solar PV: Solar PV system provided subject to NCC 2022 energy requirements, estate guidelines and energy compliance. Final system size and configuration will be determined after compliance documentation is completed.



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STRUCTURAL & MAINTENANCE WARRANTY

MAINTENANCE: 3-month maintenance period, including one (1) maintenance inspection visit.

Clients must submit maintenance items in writing prior to the maintenance inspection.

Emergency maintenance items will be prioritized and actioned separately.

STRUCTURAL: Effective for 10 years after the date of your practical completion inspection. Excludes defects due to your misuse or neglect, environmental factors, natural causes, poor drainage and leaking plumbing, minor cracking, termite inspection and other specific non-structural items

**** Asac Property Group Will Ensure 7 Star Energy Efficiency on all Orientations/Builds.**

Additional costs may apply in the event that the Developer/Estate dictates Design control over the Home.**