

PRELIMINARY, SITE WORKS & SERVICES

- All service are based on a standard 700m2 Lot
- Home built to BAL LOW & N2 Wind rating specifications
- Standard site cut 0-300mm over the building envelope
- Meterbox & Mains power connected within 10m of dwelling (45 L/m) allowance
- 100mm Stormwater system connected to (LPOD 70L/m allowance)
- Allowance for 4 X Surface Drainage pits
- Gas connection from Mains to dwelling
- Rough in of conduit, and Power point in garage ready for connection NBN Co
- Builders skip bin supplied for duration of Construction
- Temporary site toilet supplied for duration of Construction
- Temporary site fencing supplied
- Builders site signage displayed for duration of Construction
- Removal of excess spoil & any required retaining walls are NOT INCLUDED

FOUNDATIONS

- Engineered waffle-pod Concrete slab to 'H' Class soil Classification with a maximum fall of 300mm
- Excludes the presents of fill/rock

FAÇADE

- Your choice of Feature Façade (may be additional costs on select facades)
- Facades Include – upgraded windows, acrylic texture render, fibre cement sheet panelling and feature timber cladding (Job Specific)

ROOFING

- Your choice of Colorbond iron roofing – 22 colours to choose from or Tile roofing system
- Roof tiles selected from premium range

EXTERIOR

- Face Brickwork to all exterior walls – up to 45 to choose from. Bricks selected from premium range brochure
- Brickwork above garage door opening and above all windows
- 2 exterior garden taps
- 450mm Eaves, fibres cement sheet lined, with 40x19mm pine moulding
- Letterbox selected from premium range brochure
- Selection of either wall mount clothesline or rotary clothesline

HEATING & COOLING

- Evaporative cooling throughout
- Gas Central Heating throughout

PREMIUM RANGE OF INCLUSIONS

CONCRETE PAVING

- 45m2 allowance for 90mm grey concrete driveway and crossover (double width driveway)
- 90m Grey concrete paving to Alfresco and porch areas
- 8m2 allowance for 90m grey concrete to laundry clothesline area

WINDOWS

- Powder coated aluminium sliding windows throughout with locks
- Single glazed windows throughout
- Flyscreens to all openable windows and sliding doors

DOORS & DOOR FURNITURE

- Lockwood Nexion Tri-Lock set to Entry Door
- 720mm & 820mm doors throughout – standard 2040mm high – selected from the premium range brochure
- Flush Pull Cavity sliding units
- Primed Pine internal Jambs, with radius chrome hinges
- Exterior Feature Entry door selected from premium range – up to 1020 wide
- Interior hollow core doors selected from premium range
- Solid core external flush panel door to garage PA door
- Lockwood velocity range passage sets

INTERNAL

- 2550mm ceiling heights throughout
- 67 x 18 MDF architraves
- 90 x 18 MDF skirtings from the premium range
- 75mm cove cornice
- 10mm plasterboard wall and ceiling linings
- All ceilings using metal battens

PAINTING

- 3 coat internal paint system to all walls, ceilings & woodwork throughout using Dulux Professional Paint
- 3 coat exterior paint system to all weatherboards, exterior doors and eave linings using Dulux Weathershield Paint
- 3 coat exterior paint system to render using Dulux Acrashield
- Feature timber door, posts and cladding finished in Intergrain Premium timber finish

WINDOW FURNISHING

- Standard roller blinds to all windows and sliding doors (excludes sidelight & splashback windows)
- Colour and material selected from premium range

INSULATION

- Micro-perforated exterior wall Sisalation
- R2.0 Wall insulation batts
- R4.1 Ceiling insulation batts
- Sisalation under roof iron only
- Additional insulation maybe required to obtain 6 star rating

KITCHEN

- Solid 20mm or 40mm edge Caesar Stone/Smart Stone/Stone Ambassador Kitchen Bench Tops selected from premium range brochure
- Custom Made Cabinetry with Adjustable Internal Shelving
- 2 Sets of 3 Pot Drawers up to 900mm wide, Shallow top drawer with 2 deep drawers below
- Cutlery Insert
- Double Bin Drawer
- Overhead Cupboards with Adjustable Internal Shelving where marked on plan
- Joinery Handles Selected from premium range brochure
- Door from Laminex with 1mm ABS edging
- Blum soft close hinges
- Blum soft close drawers
- Premium range tile splashback
- 1 and ¾ stainless steel sink inset type
- Walk in pantry with 4 melamine shelf (product specific)

APPLIANCES

- SMEG 900m Stainless Steel Upright oven or Fisher Paykel 900m Stainless Steel Upright oven
- SMEG 900m Undermount Range Hood or Fisher Paykel 900m Undermount Range Hood
- Bosch Single Door Dishwasher

ELECTRICAL

- LED Downlights throughout the home
- X1 Fluorescent light to garage
- X3 feature pendant lights to kitchen island bench
- TV Antenna- 3 Points
- X1 exterior power point to alfresco
- Slimline Hager light switches and power points throughout
- Single data point to study nook
- 2 exterior light to house façade
- Exhaust fans where required

GARAGE

- Direct Access Door to Residence
- Exterior Access Door
- B&D 4.8 x 2.1 High B&D Panel lift door with 2 remote Handset & Wall unit

FLOOR COVERINGS

- Selection of up to premium range tiles to Entry passage, Kitchen, Pantry, Dining, Laundry, Bathroom, Ensuite and WC floors
- Maximum tile size 300x600mm
- Optional Vinyl plank flooring selected from premium range brochure in lieu of tiles
- Selection of up to premium range carpet throughout the rest of the home
- Upgraded rubber underlay to all carpeted areas

PREMIUM RANGE OF INCLUSIONS

LAUNDRY

- Custom made Laundry Cabinetry with 33mm Laminate benchtop
- Laminate colours selected from premium range brochure – 1mm ABS edging
- Joinery handles selected from premium range brochure
- 1 x Clothesline hamper – Hopper Style
- 45L Stainless Steel Insert Trough
- Laundry Sink Mixer
- Hot & Cold Washing Machine Stops
- Wall Tiles to 1200mm high (from floor) above Laundry Benchtop
- Tiled Skirting to Other Areas – 100mm High

BEDROOMS

- Walk in robe to master bedroom
- Walk in robe to select bedrooms as per plans – built in robes to all other bedrooms
- Feature frameless mirror sliding robe doors
- Melamine shelving to all robes with centre support where required
- Chrome hanging rail with support to all robes

BATHROOM & ENSUITE

- Custom made freestanding style Vanity with 33mm Laminate benchtops
- Laminate colours selected from premium range brochure – 1mm ABS edging
- Joinery handles selected from premium range brochure
- Tapware selected from premium range brochure
- Inset Bath with tiled Hob selected from premium range brochure
- Tiled Shower bases (ensuite and bathroom) with chrome centre grate
- Semi-frameless shower screens by Stegbar
- Wall faced toilets with top inlet and soft closing seat
- Wall tiles to 2100mm high in shower, 1000mm high (from floor) around bath and vanity top (300x600mm) wmax allowance
- Skirting tiles to other areas
- Tiled niche to showers (ensuite and bathroom)
- Chrome tile trims to bath hob and shower niches
- 4mm mirror to width of vanity x 2100mm high (from floor)
- Double towel rails (ensuite and bathroom)

ALSO STANDARD INCLUSIONS

- All timber frames 450 centres not 600 centres
- Gas outlet/point for BBQ in Alfresco
- Water point to fridge
- Builders Clean
- Site Clean
- Top soil to front nature strip

This is a turn key inclusion list. Everything is included except fencing and landscaping.

Vision Building Group reserves the right to amend any of the above items without notice. Current as of JUNE 2019.