



# FINISHES SCHEDULE

## PREMIUM

### General notes and pre-construction services

Please note: items marked with an asterisk (\*) are at client's cost for client-supplied plans.

<b>BUILDING CODE CONTRACT</b>	Construction works in accordance with building codes and standards. Fixed-price building contract.
<b>PLANS</b>	Architectural, construction, engineering, hydraulic and electrical plans (*).
<b>ENERGY EFFICIENCY RATING</b>	Energy Efficiency Ratio (EER) Rating/Basix report where applicable (*).
<b>SURVEYOR CERTIFIER</b>	Registered survey by consultant surveyor. Private certifier to inspect progress and completion (*).
<b>APPLICATIONS APPROVALS</b>	Building applications, approvals and permits (*). Statutory authority inspections and approvals.
<b>INSURANCE</b>	Home Owner's Warranty Insurance, Indemnity Insurance and general insurance.
<b>STRUCTURAL WARRANTY</b>	7-year builder's structural warranty.
<b>GENERAL WARRANTY</b>	Manufacturer and/or installer warranty on applicable appliances and products.
<b>MAINTENANCE</b>	90 calendar day maintenance period from completion.

### Site works

<b>SURVEY</b>	Surveyor setout and finished floor level survey.
<b>EXCAVATION</b>	Excavation to site (up to "M" class soil and 300mm depth – excludes rock).
<b>SOIL REMOVAL</b>	Excess excavated soil removed from site.
<b>SERVICE CONNECTION</b>	Water, sewer, power, communications and gas (if applicable) connection.
<b>SITE LEVEL</b>	Site level on completion.
<b>RUBBISH REMOVAL</b>	Construction waste removed from site on completion.
<b>CLEANING</b>	Construction cleaning of residence on completion.

### General inclusions

<b>CLADDING</b>	Facebrick and render to external walls (as specified) – up to Austral <i>Whitsunday</i> range.
<b>ROOFING</b>	Concrete roof tiles – Boral <i>Macquarie/Contour</i> range. Colourbond (or equivalent) fascia and gutters.
<b>INSULATION</b>	R2.0 to external walls and R4.0 to ceiling.
<b>HEATING &amp; COOLING</b>	Ducted electric reverse-cycle air-conditioning system.
<b>WINDOWS &amp; SLIDING DOORS</b>	Single-glazed aluminium windows and sliding doors. Obscure glass to bathroom, ensuite and WC.
<b>FLY SCREENS</b>	Fly screens to all opening windows and sliding doors.
<b>PLASTERING</b>	2550mm ceiling height throughout and 55mm cove profile cornice throughout.
<b>PAINT</b>	One colour paint to internal and external walls. One colour semi-gloss/gloss paint to skirting, architraves and internal doors.
<b>FRONT DOOR</b>	Painted flat solid core front entry door with glass panels.
<b>DOORS</b>	Primecoat flush external doors (solid core) and internal doors. All door furniture and hardware.
<b>FLOORING</b>	Carpet to bedrooms, WIR and formal lounge – <i>Skyway Loop</i> (as per BBS showroom). Tiles to main living and wet area floors – up to 600x600.
<b>WARDROBES</b>	1 x shelf bank, top shelf, hanging rail and mirrored doors.
<b>WALK-IN ROBE</b>	2 x shelf bank, top shelf and hanging rails.
<b>LINEN</b>	Shelf banks and whiteboard doors.
<b>HOT WATER</b>	Instantaneous continuous flow hot water system.
<b>GARAGE</b>	Remote-controlled panel lift garage door (Colourbond equivalent colours).

### Kitchen

<b>JOINERY</b>	Detailed custom designed joinery.
<b>BENCH TOP</b>	40mm stone benchtop.
<b>APPLIANCES</b>	900mm oven, ceramic cooktop and slide out range hood.
<b>SPLASHBACK</b>	Splashback tiles – up to 300x100.
<b>MIXER</b>	Mixer tap to kitchen sink – <i>Roma/Milan</i> (as per BBS showroom).
<b>DISHWASHER</b>	Concealed taps to dishwasher space.

### Laundry

<b>TILES</b>	Skirting tiles to laundry.
<b>JOINERY</b>	Detailed custom designed joinery.
<b>BENCH TOP</b>	32mm laminate benchtop to laundry.
<b>SPLASHBACK</b>	Splashback tiles – up to 300x100.
<b>MIXER</b>	Mixer tap to kitchen sink – <i>Roma/Milan</i> (as per BBS showroom).
<b>WASHING MACHINE</b>	Concealed taps to washing machine space.

### Bathroom, Ensuite and WC

<b>TILES</b>	Tiles to wet area floors and walls (up to 600x600). Full height tiling to Bathroom and Ensuite walls (and WC or PVD if applicable).
<b>VANITY</b>	Single bowl china top vanities (floor standing or wall hung).
<b>MIRROR</b>	Mirrors to suite vanity width (pencil/bevel edge).
<b>SHOWER SCREEN</b>	Framed shower screens with clear glass.
<b>BATH</b>	1675mm acrylic bath.
<b>TOILET</b>	Dual flush soft close toilet suite – <i>Tuscany/Apollo/Liano</i> (as per BBS showroom).
<b>MIXER</b>	Mixer tap to kitchen sink – <i>Roma/Milan</i> (as per BBS showroom).
<b>SHOWER MIXER</b>	Shower rails with showerhead and mixer tap.
<b>BATH MIXER</b>	Bath spout and mixer tap to bath.
<b>FITTINGS</b>	Double towel rails and toilet roll holders.

### Electrical

<b>ELECTRICAL PLAN</b>	Detailed electrical plan.
<b>LIGHTING</b>	LED downlights throughout. Heat/fan/light combo to bathroom and ensuite.
<b>POWERPOINTS &amp; GPO</b>	2 x digital TV, 1 x pay TV, 1 x phone, 1 x data point, 1 x double GPO per room (2 x to master bedroom and kitchen).
<b>SENSORS</b>	Twin external sensor lights to garage panel lift and laundry doors.
<b>GARAGE</b>	Fluorescent lights to garage.

### External

<b>CONCRETE</b>	Concrete allowance up to 50sqm.
<b>DRIVEWAY</b>	Plain brush finished concrete to driveway and front porch.
<b>BACKYARD</b>	Plain brush finished concrete from laundry to clothesline and to water tank and external air-conditioning unit.
<b>WATER TANK</b>	2000L polyurethane water tank.
<b>RAINWATER</b>	Rainwater provision for connection to external taps, laundry and toilets.
<b>TAPS</b>	2 x external taps – one front and one rear.

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