

FINISHES SCHEDULE



BBS HOMES
LIVING BEGINS

CLASSIC

General notes and pre-construction services

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

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

Site works

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

General inclusions

CLADDING	Facebrick and render to external walls (as specified) – Austral <i>Everyday Life</i> range.
ROOFING	Concrete roof tiles – Boral <i>Macquarie</i> range. Colourbond (or equivalent) fascia and gutters.
INSULATION	R2.0 to external walls and R4.0 to ceiling.
HEATING & COOLING	Ducted electric reverse-cycle air-conditioning system.
WINDOWS & SLIDING DOORS	Single-glazed aluminium windows and sliding doors. Obscure glass to bathroom, ensuite and WC.
FLY SCREENS	Fly screens to all opening windows and sliding doors.
PLASTERING	2550mm ceiling height throughout and 55mm cove profile cornice throughout.
PAINT	One colour paint to internal and external walls. One colour semi-gloss/gloss paint to skirting, architraves and internal doors.
FRONT DOOR	Painted flat solid core front entry door.
DOORS	Primecoat flush external doors (solid core) and internal doors. All door furniture and hardware.
FLOORING	Carpet to bedrooms, WIR and formal lounge – <i>Toughweave Loop</i> (as per BBS showroom). Tiles to main living and wet area floors – up to 450x450.
WARDROBES	1 x shelf bank, top shelf, hanging rail and mirrored doors.
WALK-IN ROBE	2 x shelf bank, top shelf and hanging rails.
LINEN	Shelf banks and whiteboard doors.
HOT WATER	Instantaneous continuous flow hot water system.
GARAGE	Remote-controlled panel lift garage door (Colourbond equivalent colours).

Kitchen

JOINERY	Detailed custom designed joinery.
BENCH TOP	20mm stone benchtops.
APPLIANCES	600mm oven, ceramic cooktop and slide out range hood.
SPLASHBACK	Splashback tiles – up to 300x100.
MIXER	Mixer tap to kitchen sink – <i>Semral/Venice</i> (as per BBS showroom).
DISHWASHER	Concealed taps to dishwasher space.

Laundry

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

Bathroom, Ensuite and WC

TILES	Tiles to wet area walls (up to 600x300). 2100mm high tiling to bathroom and ensuite shower walls. Skirting tiles to balance of wet area walls.
VANITY	Single bowl china top vanities (floor standing).
MIRROR	Mirrors to suite vanity width (pencil edge).
SHOWER SCREEN	Framed shower screens with clear glass.
BATH	1675mm acrylic bath.
TOILET	Dual flush soft close toilet suite – <i>Tuscany/Apollo</i> (as per BBS showroom).
MIXER	Mixer tap to vanity – <i>Semral/Venice</i> (as per BBS showroom).
SHOWER MIXER	Shower rails with showerhead and mixer tap.
BATH MIXER	Bath spout and mixer tap to bath.
FITTINGS	Double towel rails and toilet roll holders.

Electrical

ELECTRICAL PLAN	Detailed electrical plan.
LIGHTING	LED downlights to formal and informal living areas. Oyster lights to remainder. Heat/fan/light combo to bathroom and ensuite.
POWERPOINTS & GPO	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).
SENSORS	Twin external sensor lights to garage panel lift and laundry doors.
GARAGE	Fluorescent lights to garage.

External

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

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