

Standard Inclusions

Client: _____

Address: _____

House Type: _____

We would like to confirm our discounted Fixed Price Construction Cost for your " _____ " Residence of __ bedrooms, _____ garage, gas ducted heating, evaporative cooling and landscaping.

The total price includes all "Basic Pack" inclusions as per our requirements and extras ready for tenant occupation.

PRE-CONSTRUCTION	<ul style="list-style-type: none"> • Site Analysis- incl. soil test, survey plan and property information • Building Permit application and fees • Termite Protection as per Council Regulations • OH&S & Council requirements incl. temp fencing, sediment control, site toilet • Bushfire Assessment Report and applicable upgrades to BAL 12.5 to comply with Government Regulations • Provide electricity, water, storm water, sewer and gas connections. (<i>note: all connections must be available</i>) (<i>Up to 800sqm standard block</i>) • Site costs • Engineered concrete waffle slab. Up to "P" Class.
BRICKS/ROOFING	<ul style="list-style-type: none"> • Selection of concrete roof tiles or colorbond from Builders range • Selection of bricks from Builders range. • Brick or render above garage & brick above facade windows. Painted FC sheet over remaining windows and doors. • Colorbond fascia, gutter and downpipes.
FAÇADE	<ul style="list-style-type: none"> • Basic Façade as shown on working plans to meet estate guidelines. (Excluding any upgraded raised portico and rooflines to meet estate guidelines)
WINDOWS/FLYSCREENS	<ul style="list-style-type: none"> • Aluminum powder coated sliding windows with locks • Obscure glass to WC, bathroom and ensuite.
HOT WATER UNIT	<ul style="list-style-type: none"> • Solar hot water system with one panel OR if Recycled water connection is required the Solar hot water will be replaced with a standard instantaneous hot water unit.
HEATING/COOLING	<ul style="list-style-type: none"> • Gas ducted heating
INSULATION	<ul style="list-style-type: none"> • R2.5 batts and sisalation to external walls and up to R6.0 batts to ceilings or as required for 6 star).
GARAGE	<ul style="list-style-type: none"> • Sectional panelift door including motor and 2 remotes
SAFETY SWITCH	<ul style="list-style-type: none"> • 1No. Safety switch in meter box.

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DOORS/SECURITY	<ul style="list-style-type: none"> • 1No. Painted entrance door with translucent glass panels 2040mm high x 820mm wide. • Translucent glass to entry door sidelight (design specific) • Flush panel internal doors throughout (including white air cushion stops). • Internal access door from garage to entry hall (with key lock) • Aluminium sliding door to Alfresco • Aluminium sliding door to Laundry
DOOR FURNITURE	<ul style="list-style-type: none"> • Internal chrome lever handles throughout • External chrome lever handle with key lock to Entry door
KITCHEN	<ul style="list-style-type: none"> • Laminate bench tops to kitchen • Laminate base and overhead cabinetry incl. drawers • Chrome cabinet handles • 600mm stainless steel under bench oven • 600mm stainless steel concealed fixed range hood • 600mm stainless steel cooktop • 600mm stainless steel dishwasher • Stainless Steel 1 ½ bowl kitchen sink with mixer • Tiled splashback
DOOR FURNITURE	<ul style="list-style-type: none"> • Internal chrome lever handles throughout. • External chrome lever handle with key lock to Entry door
BATHROOM/ENSUITE/WC	<ul style="list-style-type: none"> • Acrylic bath to bathroom • Chrome mixer taps & shower heads • Closed coupled toilet suites with ceramic cisterns • Laminated vanity units. • Chrome cabinet handles. • Chrome toilet roll holder and towel rails • Polished edge mirror behind vanity • Ceramic basins. • Tiled skirting • Tiled shower bases • Clear glass semi-frameless shower screen with pivot door.
LAUNDRY	<ul style="list-style-type: none"> • Laminate cabinet with stainless steel trough and tiled splash back • Chrome mixer tap.
PANTRY/LINEN	<ul style="list-style-type: none"> • 4No. X 450mm deep melamine shelves to linen and pantry. • Broom Cupboard to linen in laundry (Plans specific*)
WARDROBES	<ul style="list-style-type: none"> • 1No. 450mm deep melamine shelf with chrome hanging rail to all WIR and robes.
PAINT	<ul style="list-style-type: none"> • Low sheen to all internal walls, ceiling & semi-gloss to skirting, architraves and doors.
TILES/ FLOOR COVERINGS	<ul style="list-style-type: none"> • Ceramic wall tiles to kitchen, bathroom, ensuite and laundry from Builders Range • Porcelain or ceramic floor tiles to kitchen/meals, bathroom, ensuite, WC, entry and laundry from Builders Range • Carpets to remainder throughout from Builders Range

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ELECTRICAL	<ul style="list-style-type: none">• Electricity run in up to 15 meters.• Provide LED lights to living/kitchen/meals/hallways• Provide Batten Lights to Bedrooms• Power points, smoke alarms and exhaust fans as per plans. All accessories are white.• Fluorescent tube light to Garage• 2No. Telephone point to Master Bedroom and Kitchen.• 3No. TV Points to Family, Master Bedroom & Theatre• Antenna in roof• Basic NBN connection as per estate guidelines.• 2No. external Spotlights to rear and side.
GENERAL	<ul style="list-style-type: none">• 2400mm ceiling height• 67mm x 18mm MDF beveled edge skirting and architraves• 10mm plasterboard to walls/ceiling and a 75mm cove cornice
OTHER	<ul style="list-style-type: none">• Council Fees including Asset Protection Fee & Bond• 6 Star Energy rating.• Recycled water to be connected to all sanitary flushing systems within the building. Only applicable if required by estate guidelines. If required, solar hot water unit will be replaced with standard hot water unit.

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Optional Upgrade Items		24sq or less	Over 24sq
Landscaping	Exposed Aggregate or Coloured concrete to driveway & path to front entry up to 30m2 Exposed Aggregate or Coloured concrete to Portico	\$5000	\$5000
Landscaping	Coloured concrete pad from laundry door to clothesline. Coloured concrete to Alfresco Instant turf to front and rear yards. Lawn seed to nature strip. Garden beds with plants and mulch as per plans. Gravel toppings to remainder of house perimeter. Wall mounted clothesline. Precast concrete letterbox with numbers(s) – Builders range.	\$7000	\$7000
Landscaping	Standard 1.8 high fence — half share only (as per developer’s guidelines). Gate / Wing fence (to fencer’s discretion)	\$3500	\$3500
Windows	Fly screens to all opening windows & Flydoors to Alfresco and Laundry sliding doors	\$1500	\$1500
Windows	Block out Blinds to all windows and glass sliding doors - Builders range	\$1700	\$2200
Windows	Privacy Mesh Blinds to all windows and glass sliding doors - Builders range	\$1700	\$2200
Electrical	General Purpose Outlet (GPO) – 10amp Indoor Double	\$150	\$150
Electrical	General Purpose Outlet (GPO) – 10amp Indoor Double with USB Outlet	\$170	\$170
Electrical	General Purpose Outlet (GPO) – 10amp Outdoor Double	\$250	\$250
Electrical	General Purpose Outlet (GPO) – 15amp Outdoor Double	\$500	\$500
Electrical	Bedroom 2x LED Lighting in lieu of Batten per bedroom	\$170	\$170
Electrical	Ceiling Fans with structural reinforcement per bedroom	\$450	\$450
Heating/Cooling	Split system to living ~3kw	\$1500	\$1500
Heating/Cooling	Split system to living ~7kw	\$2200	\$2200
Heating/Cooling	Ducted evaporative cooling	\$4000	\$4000
Kitchen	Stainless Steel Appliance Upgrade to Kitchen 600mm to 900mm	\$950	\$950
Kitchen	Upgraded extraction fan to roof – Flute through to roof with vents / waterproofing	\$750	\$750
Kitchen	Glass Splashback to kitchen in lieu of tiles	\$400	\$400
Kitchen	Stone Splashback to kitchen in lieu of tiles	\$800	\$800
Kitchen	40mm Edge Stone benchtops to kitchen, upgrade from Laminate benchtops	\$2000	\$2000
Bathroom	20mm Edge Stone benchtops to Bathroom & Ensuite, upgrade from Laminate benchtops	\$1000	\$1000
Bathroom	Shower wall tiled recess	\$300	\$300
Bathroom	Upgrade Ensuite/Bathroom Single Basin to Double	\$500	\$500
Plumbing	Tapware Upgrade - https://www.mondella.com.au/collections/rococo Rococo WELS 3 Star 9L/min Chrome Exposed Shower On Rail With Hand Set (Each)	\$300	\$300
Plumbing	Rococo Basin Mixer 35mm (Each)	\$90	\$90
Plumbing	Rococo Chrome Sink Mixer (Each)	\$110	\$110
Flooring	Category 2 - Laminate Floorboards in lieu of tiles in living/kitchen/entry/hallways	\$1800	\$2400
Flooring	Tiles - Upgrade 450mm to 600mm Porcelain tiles	\$500	\$500
Structural	Wooden external rear door and window to laundry in lieu of slider	\$300	\$300
Structural	Ceiling upgrade from 2400mm to 2590mm	\$4000	\$5000
Structural	Ceiling upgrade from 2400mm to 2700mm	\$5500	\$7000
Structural	Internal doors and framing upgrade to suit 2700mm ceilings - 2040mm to 2340mm	\$1500	\$2000
Structural	Brick infills above windows (all windows)	\$2000	\$2000
Structural	Hebal/render in lieu of Brick	-	-
Structural	Upgraded façade with raised portico, render or tiled pillars, feature up and down lights	\$4500	\$6000

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