

**Preliminaries**

---

- Preliminary Agreement
- Contour survey of site and set-out by licensed surveyor (reinstatement of missing boundary pegs not included)
- Engineer certified soil test, foundation and building design, and wind-rating certificate to AS 2783, AS 3600
- Residential building contract
- Contractors all risk works Insurance
- Plans, certificates and inspections approved by independent licensed building certifier
- Built to design wind speed C1 Cyclonic wind rating (41m/sec-125km/hr)
- Termite resistant building materials to structural elements including frame and trusses
- All standard Council applications, permits and fees including water meter installation
- Selections consultation with colour consultant
- Energy efficiency 6 star rating

**Site Works**

---

- Earthworks to AS 2783, AS 3600 by cut and fill to 600mm cross fall over building platform house pad
- Concrete Slab on ground with footing thickenings to "S Class" Site. Includes concrete pumping for slab
- Construction site clean and removal of building rubble waste material
- Single phase power, water connection, stormwater to street kerb & channel, sewerage connected to jump-up and Telstra pre-wire, in accordance with 6mtr setback on 600 m2 block
- Environmental sediment control barriers to site
- 2 x 250mm yard gully drains connected to stormwater system
- Single phase power, water, stormwater & sewerage up to 6mtr setback on 600 m2 block

**Doors**

---

- Hume XS45 920mm solid core main entry door

- Gainsborough Smooth single cylinder deadlock with 600mm long back to back Oblong pull handle & roller bolt to entrance door – Stainless Steel
- Hume 2340mm high Sorrento Range honeycomb internal doors
- Gainsborough G2 Lever passage/privacy lever sets to internal hinged doors – Satin Chrome
- 2300mm high remote operated panel lift door– single or dual, as per plan in Decowood finish

**Exterior**

---

- 2 coat smooth finish render on external 200 series masonry block work
- 3 coat exterior paint system in lieu of 2 coat system (Light or Deep Base Tints 1 colour)
- Solar absorbance value <0.96 for roof sheeting in lieu of <0.6
- 75mm Permastop blanket under roof sheeting in addition to bulk ceiling insulation.
- Grey tint glass to windows and sliding doors in lieu of clear
- Barrier screens to all windows, sliding glass doors & hinged external doors (Excludes entrance door)
- 2 x additional garden taps (4 in total)
- Ceramic floor tiling to front Porch and rear patio @ \$33.00/m2 Inc. GST (max 600mm x 600mm size).
- Exposed Aggregate Pathway/Driveway in lieu of broom finish – select aggregate range

**Interior**

---

- 1 x nest of shelving in addition to top shelf to each robe
- Magnetic Door stops and catches to all internal doors in lieu of cushion catches
- Bedroom Robes Fitted with Mirror Faced Robe Doors in lieu of Vinyl Faced
- Linen cupboard fitted with Lamiwood Faced Robe Doors in lieu of Vinyl Faced

- Ceramic Tiles throughout main floor areas and bedrooms @ \$33.00/m2 Inc. GST (max 600 x 600 size) in lieu of slab finish to suit future floor coverings.

### Appliances

- Bosch HBF113BROA -SS 60cm Multi-function Oven
- Bosch PKN675DB1A - 60cm Ceramic Cooktop with 4 cooking zones & touch control
- Bosch DFM064W50A – 60cm Slide Out Rangehood
- Bosch BFL553MS0A - 38cm Built in Microwave Oven
- Bosch SMP66MX01A – 60cm Dishwasher including electrical and water connection
- Model 56 Waste Disposal Unit to Kitchen Sink
- Two 490mm Oliveri Solitaire Round Bowl Sinks LR510
- Abey SK5 Pull Out Gooseneck Mixer tap to Kitchen

### Kitchen

- 20mm Reconstituted Stone Benchtops
- 600mm high tiled splashback (where required \$33.00/m2 Inc. GST tile supply allowance)
- 2 banks of 3 pot drawers (600mm wide) in addition to Essential cabinetry inclusions
- 2 sets of 4 drawers with cutlery insert to top drawer
- Overhead cupboards to 2300H with bulk heads to ceiling (if applicable) in addition to Essential Inclusions
- Kitchen cabinet handles from deluxe range in lieu of select range

### Wet Areas

- Floor mounted vanity units laminated roll form/square edge top with doors, 1 x bank of 3 drawers and Caravelle semi-recessed basin.
- 900mm high Frameless mirrors to width of vanity in lieu of aluminium framed.
- Semi-frameless shower screens in lieu of aluminium framed.
- Colorpanel cupboard doors and 1 x set of 4 drawers (400mm wide) – moisture resistant with exterior grade ply laminated kickboards.

- Caroma Urbane back to wall cistern toilet suites
- Lawson Bathroom accessories includes double towel rails, toilet roll holders and soap dishes to showers
- Dorf Flickmixer chrome mixers to basins, showers and bath
- Hansa Ecojet 600mm Rail – 3 Function Eiger Shower Set
- Ceramic wet area floor & wall tiles \$33.00/m2 allowance
- 2000mm high tiling to bathroom & ensuite walls in lieu of 200mm skirt tile.
- 1200mm high tiling to WC walls in lieu of 200mm skirt tile.

### Laundry

- Rolled form edge Laundry bench top with 45L stainless steel drop-in tub (if applicable) in select builders' range - moisture resistant
- Dorf Flickmixer to laundry tub
- Ceramic wet area floor & wall tiles \$33.00/m2 allowance. Tiled skirting maximum 200mm high

### Electrical

- 1400mm White Ceiling Fans
- 2 x post/wall mounted stainless steel up/down lights in addition to Essential electrical allowance
- 1 x additional TV point (cable to roof space) & 1 x additional data point (2 each in total)
- 250L 3.6kw single element electric storage hot water system
- Split System Air conditioners back to back to All Bedrooms, Study, Living, Dining, Lounge, Family, Kitchen & Meals (if applicable, as per floor plan) in lieu of cooling by ceiling fans only.
- Please ask about this: There are some inclusions which only apply if they are shown on plan. Neater Constructions reserves the right to alter specifications and/or substitute the make, model or type of any standard inclusion, to a product of equivalent standard, without notice.**

**NEATER CONSTRUCTIONS (Q) PTY LTD** | ACN 010836227 ABN 70010836227 QBCC OPEN BUILDERS LICENCE 21788

Email: sales@neater.com.au; Phone 07 4055 2500; Builder 0418 773 772

138 McLeod Street, Cairns Qld 4870