

External Construction	Preliminaries	Building Permit, Construction Warranty Insurance Connection to Gas, Single Phase Electricity and Water. Sewer and Storm Water to connected to legal point of discharge as per authority requirements
	Services	NBN Conduit to Property Telstra Infrastructure (not including final connection) Service Trades have allowed for installation of required metering
	Structure	Termite Treatment (Part A & B) to Slab Areas Timber Framing to Australian Standards Engineered Timber Truss Roof and Floor Joists Concrete Slab to Engineers Design
	External Works	Poly Rain Water Tank and Pump as per Town Planning Drawings Retaining Walls as required per site plan Face Brickwork with Natural Joints in Brickwork - Stretcherbond Pattern (where brickwork is shown) Concrete / Colour Sealed Driveway as per Town Planning Drawings Common Area will provide rendered brick mailbox with numbers External Paving Capped Gas Point to External Living Area External Painting to Lightweight Cladding - Colour as per Contract of Sale Documentation External Lightweight Cladding and Metal Screening Clothesline as per town planning Aluminium Screens as per town planning Balcony Floor to be Tiles - Grout to Suit
	Roofing	Colourbond Roofing, Cappings and Flashings
	Entry Door	Entrance door to Suit Design with Timber Entry Jamb
	Windows	Monument Powdercoated Aluminium Frame to all Windows and Glazed Doors Flyscreens to all Operable Windows and Aluminium Sliding Doors Double Glazed Windows Throughout
Internal Construction	Flooring	Timber Flooring to ground floor Living, Kitchen Entry and Dining Tiled Floors to Wet Areas (Ensuite, Bathroom, Laundry, WC) Builders Range Carpet to all other areas including Stairs
	Internal Doors	2340mm high flush panel doors with door stops Builders Range Door Hardware including individual keying
	Stairs	MDF Square Edge Balustrade with required baluster or pine handrail - painted Capert Covering Overlay to MDF Stairs
	Electrical	Pay TV Points will be provided to main Living Room - Final Connection to Organised by Owner Smoke Detectors as per Australian Standards Lighting Internally (Downlights) in accordance with Australian Standards Lighting Layout as per Contract of Sale Electrical Layout Wall Mounted Ground Floor Entry Light External Sensor Light x 1 to Backyard Internal Stair Stringer Lights (3 of) TV, PH, Data Point to Living Room & Retreat Double GPO and IXL (Inc Exhaust) to Each Bathroom Double GPO to Kitchen Bench, Dining Room, Living Room and Bedrooms Power Point for Garage Door Motor Internal Switchboard Supply and Fit off Foxtel Cabling Point will be terminated in the first floor ceiling Single GPO Power Point for Microwave
	Heating and Cooling	Fugitsu or Equivelant Split System / Wall Mounted with External Condensor for Living Area Refer Contract of Sale Electrical Layout
	Insulation	Minimum 5 star insulation throughout in accordance with Australian Standards
	Kitchens	2-Pack Kitchen Joinery cabinets with ceaser stone or equivalent 40mm benchtops Refer "Essense" Colour Scheme for Further Details
	Appliances	600mm ILVE Appliances including Rangehood, Oven, Cooktop, Dishwasher and Microwave Refer "Reserve" Colour Scheme for Further Details
	Bathrooms	Semi Frameless Shower Screens Wall Hung Vanity with 20mm Stone Benchtop with Overhead mirrored cabinets 40mm Stone Benchtops to Walk-In-Laundries Sanitary Ware as per attached Finishes Schedule (Annexure to List of Standard Inclusions - Essense Range) 6mm Polished Edge Bathroom Mirrors
	Kitchens	White satin finish panels with white melamine carcass with finger pulls LED Strip lightings to underside of overhead cupboards 2 Pac Finish 20mm Stone - Refer light or Dark "Reserve Finishes Scheme" for specifications
	Laundry	Builder Range tiled splashback Laundry Cupboards as per plan including insert laundry trough with overflow and bypass with mixer
	Bedroom	Built In Robes Including Shelf, Storage Tower and Hanging Rail Refer "Reserve" Finishes Schedule for Further Details - Purchaser to Advise Light or Dark Scheme
	Garage	Sectional Roller Door with Remote
	Hot Water Service	Instantaneous
	Landscaping	As per endorsed Town Planning Landscaping Plan
	General	Square Set Ceiling Throughout 67 x 12mm square MDF painted architraves 92 x 12mm square painted MDF skirtings 10mm Plasterboard Throughout 10mm W/R Plasterboard to Internal Wet Areas 6mm Villaboard Externally