STANDARD INCLUSIONS

Contour

Stage 2 - Lots 217, 218, 224, 225

Client:

Property:

	STRUCTURE
ITEM	**SPECIFICATION**
Structural Guarantee	Provided in line with industry requirements
Ground	Concrete slab
Wall Frames	Builder's choice, to be either timber or steel
Roof Truss	Builder's choice, to be either timber or steel
Ceiling Heights	2700mm generally with raised ceiling over Kitchen/Living/Meals as per plans
Termite Treatment	Included to Slab
Insulation	As per Energy requirements
	EXTERNAL CLADDING
ITEM	**SPECIFICATION**
Fibre Cement Sheet	Paint / render finish
ACC	Render finish
Cladding	Paint finish
Roof / Gutters / Fascia / Downpipes	Colorbond**
Brickwork*	Selected face brick
	GENERAL
ITEM	**SPECIFICATION**
Internal Wall Lining	Plasterboard
Wet Area	Fibre cement sheet
Paint	3 coat paint system
Skirting	Single bevel Painted MDF
Cornice	Square Set
Flooring - Living	Timber laminate to Passage, Kitchen/ Meals/ Living (with quad finish)
Flooring - Bedrooms	Carpet to Bed 1, Bed 2
Window Furnishings	Throughout (excluding highlight windows and wet areas)

Client's Signature **Builder's Signature**

Date **Date**

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STANDARD INCLUSIONS

Contour

Stage 2 - Lots 217, 218, 224, 225

Client:

Property:

	WINDOWS & SLIDING DOORS
ITEM	**SPECIFICATION**
Frames	Aluminium powder coated frame with keyed locks
Glazing	As per Energy requirements
Flyscreens	To operable sections
Entry Door	Solid door with timber frame including weather seal
Sliding Doors	Glazed, aluminium framed doors with keyed locks
Internal Doors	2340mm high flush panel with lever handles
	KITCHEN
ITEM	**SPECIFICATION**
Benchtop	20mm Engineered Stone
Base Cupboards	Laminate natural finish, soft close hinges
Overhead Cupboards	Laminate natural finish to 2100mm high, soft close hinges
Drawers	Laminate natural finish, soft close drawers
Pantry	Melamine shelving
Fridge Provision	Included as per plans
Sink	Double bowl Stainless steel top mount
Mixer	Chrome
Handles	Brushed stainless steel finish on lower cupboards and pantry, push catches to above fridge and rangehood and finger pulls to remainder
Cooktop	600mm Haier induction
Oven	600mm Haier electric under bench
Rangehood	600mm Haier slide out
Dishwasher	600mm Haier under bench
Splashback	Ceramic tile

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Stage 2 - Lots 217, 218, 224, 225

Client:

Property:

BATHROOM	
ITEM	**SPECIFICATION**
Benchtop	Laminate finish, square edge
Cupboards	Laminate finish, soft close hinges
Mirror Cabinet	Included
Basin	Ceramic
Mixer	Chrome flick mixer
Floor Finish	Ceramic tile
Wall Finish	Ceramic tile 2000mm high to shower, Skirt tile to remainder
Shower Screen	Semi frameless with clear glass, chrome finish
Shower Head	Rail Shower
Toilet Suite	Ceramic close coupled
Towel Rail	Single, chrome finish
Toilet Roll Holder	Chrome finish
LAUNDRY	
ITEM	**SPECIFICATION**
Tub	Freestanding 45L sink
Mixer	Chrome flick mixer
Washing Machine Taps	Spindle wall taps
Floor Finish	Ceramic tile
Splashback	Ceramic tile around sink

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Stage 2 - Lots 217, 218, 224, 225

Client:

Property:

	BEDROOMS
ITEM	**SPECIFICATION**
Built-In Robes	Vinyl finish sliding doors with single shelf and rail
Floor Finish	Carpet
	POWER (As per Electrical layout)
ITEM	**SPECIFICATION**
Kitchen	GPO to appliances and 1 x double GPO's to splashback
Bedroom 1	2 x double GPO's
Bedroom 2	1 x double GPO's
Living	2 x double GPO's, 1 x TV Point, 1 x Data Point, 1 x Phone Point
Bathroom	1 x double GPO
Laundry	1 x double GPO to washing machine space
Carport	1 x outdoor single GPO
Rainwater tank	1 x double GPO
Ceiling Fan	1 x Living
Exhaust Fans	Bathroom
Switches	White
	LIGHTING (As per Electrical layout)
ITEM	**SPECIFICATION**
Internal	Living - LED downlights Bed 1, Bed 2 – Batten lights
External - Front Door	1 x External wall mounted light
External - Courtyard	1 x External wall mounted light
Carport	1 x Double Fluorescent (Sensor)

Client's Signature **Builder's Signature**

Date **Date**

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STANDARD INCLUSIONS

Contour

Stage 2 - Lots 217, 218, 224, 225

Client:

Property:

	CARPORT
ITEM	**SPECIFICATION**
Floor	Concrete
Door	Automatic panel lift with 2 remotes
	SERVICES
ITEM	**SPECIFICATION**
Solar	1.5kW solar PV system
Hot Water	Electric heat pump hot water system
Heating and Cooling	Reverse Cycle Split System to Kitchen/ Meals/ Living
Termite Treatment	Included to Slab
Internet	Provision for Opticomm / NBN Connection point
Smoke Detectors	As per BCA requirements
Metering	Locations to be determined by service provider
EV Charging Provision (32Amp)	To carport
	LANDSCAPING
ITEM	**SPECIFICATION**
Letterbox	Lockable
Clothesline	Included
Front Porch / Paths	Exposed Aggregate
Courtyard	Exposed Aggregate
Front Landscaping	1 x 100L pot tree, Manual irrigation
Perimeter Fence	1800mm high Colorbond** Good Neighbour
Stormwater	Included
Rainwater Tank	1000L plumbed to WC
Garden Tap	2 x External taps
Driveway	Exposed Aggregate

Client's Signature **Builder's Signature**

Date **Date**

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STANDARD INCLUSIONS

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Stage 2 - Lots 217, 218, 224, 225

Client:

Property:

SELECT YOUR INTERIOR SCHEME:

O **VillaDawn** O **VillaDusk** O **VillaLight**

UPGRADE OPTIONS:

	Price	Select
Add Security screen door to Front Door	$ 1,950	O
Add Security Alarm System – LED touch screen, 3 x sensors	$ 2,990	O
Upgrade Electrical Layout – Refer plans	$ 7,700	O
Upgrade Solar to 3.5kW System (8 x 44w Tier 1 Panels, 1 x Premium 3kW inverter)	$ 2,200	O
Upgrade appliances to Fisher & Paykel appliances (600mm oven, 600mm induction cooktop, 600mm rangehood, Dishwasher)	$ 1,600	O
Provide full height tiling to Bathroom	$ 2,300	O
Add timber laminate floor to Bed 1 and Bed 2	$ 1,250	O
Add ceiling fans to Bed 1 and Bed 2	$ 1,450	O
Add drawer towers to Bed 1 and Bed 2	$ 1,700	O
Add cold water point to fridge alcove	$ 220	O

TOTAL UPGRADE COST $

Client's Signature	**Builder's Signature**
Date	**Date**

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