

PRELIMINARIES

- › Construction working drawings to building permit stage. Based on standard design with no changes to building design.
- › Regulation 126 certification for engineered design

EXTERNAL

- › Welded steel subfloor structure
- › Engineered light gauge steel wall frames and roof trusses including 2550mm ceiling height up to N2 wind rating
- › Metal roofing in selected Colorbond colour, including associated flashings
- › Metal fascia
- › Metal quad gutter (or similar profile)
- › 100x75mm metal downpipes (supplied to subfloor height, connection to stormwater infrastructure excluded)
- › Double glazed aluminium windows and doors
- › Aluminium entry door frame
- › James Hardie cladding (design specific)

INTERNAL

- › Bridgland 8mm thermal break blanket to wall and roof areas
- › Bradford R2.5 Gold wall batt insulation to all areas including garage (subject to site specific energy rating report)
- › Bradford R3.5 Gold ceiling batt insulation (subject to site specific energy rating report)
- › CSR Gyprock Plus 10mm plasterboard throughout (excluding wet areas walls)
- › CSR Gyprock Aquacheck to wet area walls
- › CSR Gyprock 75mm Cove cornice throughout
- › Pre-primed pine, pre-hung door jambs
- › Corinthian Flush primed internal doors
- › 92x18mm skirtings
- › 67x18mm architraves to doors and windows
- › Round chrome door stops to each door
- › Chrome or black plumbing fixtures (design specific)
- › Joinery (design specific)
- › Ceramic wall and floor tiling to bathroom (design specific)
- › Builders range carpet
- › Builders range vinyl plank flooring
- › Two coat internal paint finish
- › Electrical (design specific)

OPTIONS (POA)

- › Planning permit application (state specific)
- › Building permit application (state specific)
- › Third party consultants eg. geotechnical engineering, bushfire attack level assessment etc
- › Laminex surround wall linings
- › Corrugated metal cladding in selected Colorbond colour
- › Concrete footing installation
- › Transport and crane installation