

STATEMENT INCLUSIONS

PRELIMINARIES & GENERAL

- Soil testing, site assessment and surveying (lot size up to 700m² with 300mm fall)
- BAL LOW compliance
- Wind classification
- Full set of working drawing (two sketch plans, one preliminary plan and one construction plan)
- 6-star energy report (standard orientation)
- Building permit and associated fees (4 x site inspections)
- Construction risk and warranty insurance
- Vehicle crossover permit (if applicable)
- 4 hour colour consultation with an interior stylist
- Fixed price building contract

SITE SERVICING

- NBN connection provision to Garage (Service connection by Owner)
- 10lm single phase power supply and connection
- 1 x Clipsal meterbox
- 10lm mains water supply and connection (Dry tapping within Lot)
- 45lm under slab sewer connection
- Mains natural gas connection
- 100mm PVC stormwater connection to LPOD
- 4 x Drainage surface pits

OH&S REQUIREMENTS

- Independent site OH&S auditing
- Temporary site protection fencing
- Temporary site toilet
- Site wastage bin removal
- Scaffold hire and fall protection

FOUNDATIONS & STRUCTURAL

- 10 year structural warranty guarantee
- Engineered concrete slab/footing design (up to class H1)
- 450mm internal and external stud spacings (Additional frame support and strengthening)
- 600mm max truss spacings for tiled roof
- 900mm max truss spacings for Colorbond roof
- All timber framing to AS1684 or above
- Galvanised steel lintels above all external brick veneer wall openings

EXTERNAL SPECIFICATIONS

- Vista façade
- 1 x 1200mmWx2040mmW selected from Statement Range
- 1 x solidcore external Garage PA door
- 1 x Lockwood nexion vision entrance door handle
- 1 x Lockwood vicinity lever set to Garage external PA door
- Colorbond roofing system or Bristle classic range roof tiles
- 2 x Colorbond roof rotary vents
- 450mmW eaves (Where applicable)
- Colorbond quad fascia and guttering
- Selection of Selkirk Bricks, PGH Bricks, Austral Bricks and Advance Bricks & Pavers (40 x approx. options)

- Clean and acid wash all face brickwork
- 1 x freestanding letterbox (\$250.00inc gst allowance)
- 1 x wall mounted or rotary clothesline (\$150.00inc gst allowance)
- Rinnai 270lt natural gas 30 x evacuated tube solar HWS
- 3 x external yard taps (Install locations TBC)
- Wet area plasterboard to Alfresco, Porch and Verandah ceilings
- 1 x B & D panelift vehicle door to Garage
- 2 x B & D handheld vehicle door remote controls
- 1 x B & D wall mount vehicle door remote control

WINDOWS & FURNISHINGS

- Aluminium windows and sliding doors throughout
- Flyscreens and flydoors throughout
- Single glazed windows and sliding doors throughout
- Obscure glass to Bathroom, Ensuite, WC and Powder room windows
- Statement Range standard roller blinds to all windows and sliding doors (Excludes Kitchen splashback, Pantry splashback or Skylights)

INTERNAL SPECIFICATIONS

- 2550mm ceiling height
- 75mm cove cornice
- Wet area plasterboard to Bathroom, Ensuite, Laundry and Powder rooms (Walls and ceilings)
- 2040mmH premium skin internal doors throughout
- 2040mmH cavity sliding doors
- 67 x 18mm MDF architraves
- 67 x 18mm Pine architraves to all wet areas
- 92 x 18mm MDF skirtings
- 92 x 18mm Pine skirtings to Garage
- 1 x Lockwood single cylinder deadbolt to internal Garage PA door
- Lockwood velocity series 63mm passage sets
- Lockwood velocity series 63mm privacy sets to Bathroom, Ensuite, WC and Powder room
- Lockwood velocity series 63mm dummy sets
- Lockwood velocity series 63mm passage sets
- Lockwood round cavity sliding door handle
- Lockwood round steel door stops
- Draft stoppers to Entrance and internal Garage doors

SHELVING & STORAGE

- 4 x up to 450mmW white melamine shelves to Pantry
- 4 x up to 450mmW white melamine shelves to Linen cupboards
- 4 x up to 450mmW white melamine shelves to Storage cupboards
- 1 x up to 450mmW white melamine shelve to Broom cupboard
- 1 x up to 450mmW white melamine shelve and hanging rail to Coats cupboard
- 1 x up to 450mmW white melamine shelve and hanging rail to all bedroom robes
- Stegbar 2040mmH plater/vinyl/framed mirror or frameless mirror robe units
- 6 x hanging rails to Drying cupboard (3 @ 1100mmH and 3 @ 2100mmH)

STATEMENT INCLUSIONS

INSULATION

- R2.0 wall insulation to all external walls and Garage internal walls
- R4.0 ceiling insulation to residence
- Vapor permeable external wall wrap

KITCHEN

- Custom made laminate base cabinetry with adjustable internal shelving
- 20mm solid stone with 40mm edging selected from Statement Range bench tops to Kitchen and Island (40 x approx. options)
- Soft close cabinetry doors and drawers throughout
- Custom made laminate overhead cabinetry with adjustable internal shelving
- 2 x sets of 3 pot drawers
- 1 x set of 4 cutlery drawers
- 1 x plastic cutlery tray insert
- 1 x pull out bin
- Fisher & Paykel 900mm freestanding stainless-steel natural gas oven OR90SCG1X1
- Fisher & Paykel 900mm built in stainless steel rangehood HP90ICSX3
- Fisher & Paykel 600mm stainless steel dishwasher DW60FC1X1
- Statement Range overmount sink
- Statement Range sink mixer

BATHROOM, ENSUITE, WC & POWDER ROOMS

- Custom made laminate base cabinetry with adjustable internal shelving
- 20mm solid stone benchtops selected from Statement Range to Bathroom, Ensuite and Powder Rooms only
- Tiled shower bases
- 1 x Tiled wall niche per shower
- Statement Range insert bath in tiled hob to Bathroom
- Statement Range soft close toilet suites
- Statement Range towel rails
- Statement Range toilet roll holders
- Statement Range basins
- Statement Range basin mixers
- Statement Range shower head and mixers
- Statement Range bath spout and mixers

LAUNDRY

- Custom made laminate base cabinetry with adjustable internal shelving
- Laminate bench tops
- 45lt insert stainless steel trough
- Fienza Eco sink mixer
- Quarter turn washing machine stops
- Laminate pull out hamper

HEATING & COOLING

- Braemar 3 star central heating system
- Heating ducts to Bathroom, Ensuite and Drying
- Braemar evaporative cooling system

ELECTRICAL

- LED downlights throughout
- Hager slimline power points and light switches throughout
- 1 x LED fluorescent light to Garage
- 3 x feature pendant lights above island bench (\$100.00 allowance per fitting)
- 1 x TV antenna
- TV points to Master Bed, Living, Rumpus, Theatre and Lounge
- 1 x double weatherproof power point to Alfresco
- 2 x feature external façade lights (\$100.00 allowance per fitting)
- 1 x phone point (Service connection by Owner)

PAINTING

- 3 coat internal paint system to all walls, ceilings and woodwork using Dulux wash and wear paints
- 3 coat external paint system to all weatherboards, steel lintels, eaves and entrance door using Dulux weather shield paints
- 3 coat external paint system to all render using Dulux acra shield
- External feature timber doors, posts and cladding finished with Intergrain premium timber finish

FLOOR COVERINGS

- Gold range vinyl plank flooring with aluminium trims and ramping
- Gold range wall and floor tiles to wet areas
- Gold Range carpet with premium underlay

CONCRETE PAVING

- Natural finish paving concrete for driveway and crossover (45m² allowance)
- Natural finish paving concrete for clothesline pathway (8m² allowance)
- Natural finish paving concrete for Alfresco, Porch and Verandah

HANDOVER

- Reinstate nature strip with topsoil
- Even spread top soil to front yard
- Pressure wash all external paving concrete and Garage
- Professional internal builders clean throughout
- Receive Status Homes handover manual

All Statement Inclusions are plan specific and included where applicable. Status Homes reserves all rights to adjust the Statement Inclusions without notice. All Statement Inclusions are strictly subject to availability.