



CONSTRUCTION

Pty Ltd

Kimberley's Best Builder

Standard Price Inclusions:

- Fixed Price Contract
- Site Mobilisation Costs and Requirements
- 6.5 Year Structural Guarantee
- 26 Week Defects Liability Period
- Fully insulated roof lined with 75mm R1.8 Anticon
- Fully insulated exterior walls with Insulbreak 80
- Fully insulated exterior wall frames with R1.5 wall bats
- Fully insulated ceiling to all internal habitable areas with R3 batts.
- All homes to achieve a minimum of a 6 STAR energy rating.
- Construction to Comply with Relevant Plans, Engineering, Shire Requirements, Site Survey and all Relevant Building Codes of Australia (BCA).
- Built up Concrete Slab to House and Garage/Carport, including cross over to street. Maximum length of concrete crossover/driveway is 10m from carport.
- Slab Spray and Perimeter Termite Treatment
- Certified BCA Energy Rating Compliance Including Insulation and Sisalation
- Sealed Ceiling Exhaust Fans to Bathrooms, Ensuite and Toilet



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- Powdercoated Aluminum Sliding Windows and Doors (Standard powdercoat colours)
- Flyscreens to all Operable Windows. Windows are key lockable type.
- Weather Strips to External Doors
- Structural Steel including Wall Frames Designed to Engineers Specifications
- Standard Colourbond Custom Orb Cladding To Roof and Walls (vertical)
- Ceiling Height 2700
- Lined in 10mm Gyprock Internally with Coved Cornice. Insulation to all external walls.
- Floor Tiled Throughout (PS \$45p/m2 supply only) for “cushion edge” tiles only
- Or: Polished Concrete to kitchen, living, dining, entry, passage, bedrooms not wet areas.**
- Or Waldron carpet <http://www.carpetsetc.com.au/flooring/carpet/waldrom/>
- Wall Tiles- Kitchen/Bathroom Splashback, Wet Area Skirting Tiles, Tiling to 2m in Shower Recess for “cushion edge” tiles only.
- Ceramic soap holder to showers
- Quantum (or equivalent) Pump Hot Water Unit. If solar is requested, additional costs will apply.
- Laminated Kitchen and Vanity Units with 600mm wide Post Formed Bench Tops. Allowed for “Matte” finish to all bench tops and cabinetry doors. If “Gloss” is requested, additional costs will apply..
- Quality Stainless Steel Blanco Appliances



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- Electric Underbench Oven
- Gas Cooktop
- Rangehood

- 1 and ¾ Bowl Kitchen Sink

- Projix range tapware

- Quality Vitreous China Basins

- 45 Ltr Stainless Steel Laundry Trough in Steel Cabinet or inset to laundry bench where applicable.

- Corinthian Entrance Door (PMAD101 with Translucent Glazing or Equivalent)

- Corinthian Internal Doors (Stanford)

- Quality Door Furniture from the Gainsborough Home collection range, choice of 4 types, “Amara”, “Elena”, “Sophia” or “Amelia”

- Splayed profile Customwood Skirtings 90 x 19 Painted Gloss Version of Wall Colour.

- Walk in Robes with Shelf, Chrome Hanging Rail

- Mirrors with Chrome Fixings to Bathrooms and Ensuite’s above Vanities

- Solver Paint Internal. 1 Colour plus 2 Feature Walls in an Alternative Colour

- **LED:** Low Voltage Circular Down Lights Throughout

- External Sensor Lights to Entry and Laundry

- TV Aerial Outlets x 2 including 1 x Aerial



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- Hardwired Smoke Detectors As Required
- Quality Fujitsu or Daikin Split System Inverter Air conditioners throughout
- Ceiling Fans to Habitable Areas
- Alder Star Toilet Roll Holders and Towel Rails
- Front and Rear Garden Taps

NOTE:

This is to be used as a guide only and the full specification and inclusions list will be included in your contracts at the time of signing.

** Polished concrete is considered a natural product and may be subject to variations in colour-aggregate distribution and may incur small fissures.

Standard Price Exclusions:

In order to be able to provide a fixed price H&M Tracey Construction have had to make the following exclusions, due to their nature and degree of uncertainty pertaining to individual wants and block conditions.

- Block Clearing (where heavy vegetation exists)
- Fencing
- Window Treatments (Blinds etc)
- Landscaping/ Reticulation





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Date: 23rd January 2014



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