



PRELIMINARIES

- Building indemnity insurance ○
- Council application ○
- First rate report (Energy efficiency report) ○
- Designed to N3 (Max) wind design to AS1684 ○
- White ant treatment ○
- Colour selection with specialist ○
- Site inspection ○
- 13 week maintenance period ○

FLOOR

- Standard concrete raft slab (subject to engineers report) ○
- Compressed sheeting particle board - where applicable ○

FRAME & EXTERNAL FINISH

- Timber frame construction H2 - 90mm wall ○
- 2.4m high ceilings & 25 degree roof pitch ○
(subject to design)
- Brick or Hebel externally (subject to design) ○
- Lightweight cladding (subject to design) ○

ROOF COVER & INSULATION

- Colorbond custom orb roof, gutter & fascia
- Insulation R2.0 to external walls & R3.5 to ceiling
- Sisalation foil to external walls & roof

WINDOWS

- Aluminium sliding doors & windows

DOOR & DOOR FURNITURE

- Hume doors - External & Internal flat style door
- Gainsborough external trilock & contractor 100
G4 lever handles (6 styles to select from)

LININGS

- 10mm plasterboard/villaboard
- 6mm wet area flooring to wet areas for modular
- 10mm supaceil to ceilings
- 55mm cornice
- 70mm painted MDF skirting & architrave

PAINTING

- External - 2 coat system from BLH colour range (1 colour) ○
- Internal - 3 coat system from BLH colour range (1 colour) ○
& 2 coat ceiling (white)

KITCHEN & JOINERY

- 32mm laminate post form benchtops ○
- Laminated doors with square edging ○
- Soft closing drawers ○
- Underbench oven & ceramic cooktop ○
- Rangehood canopy ○
- Hanging rail to WIR ○

TILING

- 600mm splashback to kitchen ○
- Floor tiling to bathroom(s), toilet, ○
& laundry with skirting
- 2.0m to shower and 1.2m tiling around all bathroom walls ○
- Standard strip freeze to shower area ○

ELECTRICAL

- Generous amount of power points (plan specific) ○
- TV point(s) ○
- Outside decorative light to external doors ○
- Tastic heat / fan light to bathrooms ○
- Batten light internally ○
- Telephone pre wire (draw wire only) ○

PLUMBING FITTINGS

- 1525mm Bath with overflow ○
- 900mm vanity to bathroom / vanity room areas ○
& 750 vanity to all ensuites (White)
- or as per design built in vanities
- All wet area items fitted with over flow ○
(other than laundry)
- Mirror to bathroom ○
- Semi-frameless Glass shower screen with pivot door ○
- Caroma Quatro - rain shower head ○
- 1.5 bowl & drain kitchen sink ○
- Flick mixers to all sinks ○
- Soft close china toilet(s) ○
- Rheem gas instantaneous hot water service ○
- Joinery 2 door cupboard with 45L stainless steel tub ○
- Stainless Steel cabinet with 45L tub for modular ○
- Dual plumbing provision for rainwater ○
connection to WC & mains supply



OTHER CONNECTIONS / ITEMS

BLH will happily price these to suit location requirements

Please note fixtures & fittings are subject to availability and may be substituted without notice. This is a summary only, please refer to construction schedule.

ONSITE CONNECTIONS (NOT INCLUDED IN DESIGN PRICE)

- Rainwater Tank
- Stormwater
- Sewerage connection including underfloor plumbing
- Water Connections - mains, rainwater
- Power Connection from supply point on block

EXTRA ITEMS

- Built in robes
- Optional heating / cooling packages
- Extensive range of floor coverings available
- Window furnishings