

Preliminaries

- Fixed price contract
- Drafting, Fees and Building Permits (excluding Planning Permit).
- 5 Star Energy Report and Certificate.
- Soil test and Survey.
- Engineered H class waffle slab design.
- Stormwater, Sewerage and water connections.
- Gas and Electricity connections.
- 3 month free maintenance and service.
- 7 Year Home owners warranty.

Site & Connection Costs

- Site cost and connection based on land size up to 1000m², maximum 8m setback to house and 300mm fall over building area.
- Stormwater and sewer connection within building allotment of 1000m² Block – excludes deep sewer over 1.5l/m.
- Temporary builders fence
- Termite Protection
- Excludes electricity and telephone consumer account opening fees.
- Excludes electricity pit.

Slab

- Thermally efficient, Engineer Designed concrete waffle pod slab to Standard Class "M" soil classification.
- Site scrap up to 300mm.

Bricks and Roofing

- Concrete roof tiles from MAE Pacific Homes Cat 1 range
- MAE Pacific Homes Cat 1 range bricks with natural colour raked mortar joints

Windows

- Aluminium sliding & awning windows (as per plan), powder coated finish
- Obscure glazing to Ensuite, Bathroom and WC

External Features

- Colourbond fascia, gutters and downpipes
- Brickwork over windows and doors to ground floors only
- Solid feature front entry door
- Entry set (to all external hinged doors)

5 Star Energy Insulation

- Sisalation to external walls of house. Ceiling and wall insulation to comply with 5 Star Energy requirement, up to **R3.0** in ceiling and R1.5 walls (to residence only)
- Upgrades may be required depending on sitting and orientation additional costs may apply

Internal Fixtures & Finishes

- Quality Engineered Pine wall & roof truss framing.
- 2440mm high ceilings,
- 55mm plaster Cove cornice throughout
- Plasterboard to ceiling and walls throughout,
- 67mm MDF skirtings and 67mm architraves (Single Bevelled or Lambs Tongue)
- Flush panel doors 2040mm high
- Gainsborough door handles to All room doors
- Three coat paint

Heating & Cooling

- Gas ducted heating to All Bedrooms and Living areas (unit located in roof space)

Hot Water

- Solar hot water service with gas booster and 200L storage tank

Electrical

- RCD safety switch with circuit breaker to metre box
- Light Points (Batten including chinaman hat).
 - 1 x to all rooms
 - 1 x lounge (2 x if room greater than 22msq)
 - 1 x hallway (2 x if required)
 - 1 x Entry
 - 1 x Single external flood light
 - 1 x 2 way switch
- Double Power Points.
 - 1 x habitable room
 - 2 x main bedroom
 - 1 x bathroom/ensuite/laundry
 - 2 x kitchen
 - 2 x lounge
 - 2 x rumpus/family
 - 1 x garage
- White plates to switches
- Two TV points wired to ceiling space
- Two Prewired Phone points
- 5 star exhaust fans over showers or to internal WC/Powder rooms with no external ventilation
- Weather proof GPO to Outdoor living area (if applicable) x 1
- Hardwired Smoke detectors with battery backup. x 2

Floor coverings

- MAE Pacific Homes Cat 1 range Floor tiles to Wet areas including – Bathroom, Ensuite, Laundry and Kitchen only
- MAE Pacific Homes Cat 1 range Wall tiles Wet areas including – Bathroom, Ensuite, Laundry and Kitchen only. Tile height (max 300mm above benchtops and up to 2000mm in shower area)
- Skirting tiles to Bathroom, Ensuite, Laundry and WC.
- Selection of MAE Pacific Homes Cat 1 range up to 330mmx330mm.

Laundry

- 45L stainless steel laundry inset trough in laminate cabinet.

Designer Kitchen

- 180° post formed edge laminated bench top as standard.
- Laminate doors and 1 bank of drawer (Top draw with cutlery insert)
- Standard door handles from MAE Pacific Homes Cat 1 range Overhead cupboard as per plan (Product Specific)
- Microwave space with power point
- Dishwasher space with power and water point provisions
- 1½ bowl stainless steel sink

Appliances

- 600mm European stainless steel Cooktop
- 600mm European stainless steel Under bench oven
- 600mm European stainless steel retractable Rangehood

Taps

- Flick mixer and sink pack to kitchen sink
- Basin mixers
- Shower mixers
- Chrome taps to bath, shower, laundry
- Washing machine stops
- 2 x external garden tap

Bathroom & Ensuite

- Joinery built vanity with vanity basin – white
- Acrylic 1525 bath- white
- Tiled shower bases to ensuite & bathroom
- Crystal clear, shower screen with pivot door and clear safety glass
- Single towel rails and toilet roll holder
- Vanity mirror – Polished Arised Edge

WC

- Stylus Vitreous China

Garage

- Colourbond Sectional Garage door with remote control and two handsets
- Plaster board ceiling
- 55mm Cove cornice

Client Initials /

Builder's Initials

Note: MAE Pacific Pty Ltd reserves the right to change designs and inclusions without notice prior to contract signing due to the continuous development and improvement

- Décor items not included as follows: landscaping, fencing, external driveway and paving, brick upgrades, roof upgrades, feature external lighting and plumbing, decking, pergolas, evaporative cooling, alarm system, staircase upgrade, fireplace, dishwasher, feature walls, bulkheads, extra light points and light fittings, piped music, timber flooring, tiling outside wet areas, window furnishing and soft furnishings
- Excludes soil removal, rock removal, telephone service and consumer account opening fees