



Emerald Package Inclusions





— Pre – Construction

- Preparation of contracts and specifications
- Identification survey for footprint of building
- Construction insurance including public liability insurance
- Homeowners Warranty Certificate
- Building certifier included
- Site set-up for construction
- Excess soil removal has to be borne by the client



— Structure And Walls

Roof And Framing

- Quality Boral concrete roof tiles (Macquarie / Contour / Slimline) as per the architectural plan
- 90mm H2 termite treated pine timber frames
- Approximately 2700mm ceiling height on to the ground floor & approximately 2400mm ceiling height to the first floor

Bricks & Cladding

- Bricks to Ground floor and Cladding to First Floor
- Austral bricks, PGH bricks (within emerald package)
- Sarking included

Plaster Lining

- 13mm to ceiling and walls
- Tiles to wet area

Insulation

- Insulation as per BASIX requirements

Cornice

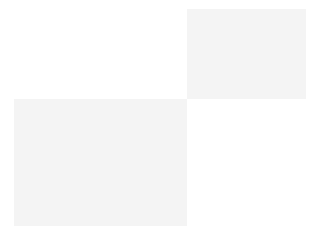
- 13mm Plasterboard – Ceilings
- 13mm Plasterboard – Walls
- Three step, round stool or square cornice

Skirting And Architraves

- 67mm half splay skirting and 67mm half splay architraves

Painting

- High quality 3 coat paint system – excludes any special paints
- One internal wall colour throughout the house (Dulux or Taubmans)
- Two painted feature walls included (Dulux or Taubmans)



Windows

- Powder coated domestic section aluminium windows, up to 15 glazed windows (max. 30sqm of glazing)
- Frame colour to be selected from classic Colourbond chart
- Aluminium windows keyed alike
- Aluminium framed flyscreens to all opening windows

Doors (as per architect plan & emerald package)

- Front door up to 2340x1200 (Stained / Painted)
- External laundry door up to 2040x820
- Internal doors up to 2040x820

Slab

- Full engineered concrete waffle pod slab certified up to M or H1 class

Garage

- Steel garage door within emerald package
- 3x remotes
- 1x double power point to ceiling space

Staircase And Balcony

- Provide standard MDF staircase with standard metal balustrade as per the architectural plan

Waterproofing

- Waterproofing to all wet areas as per the Australian standard.

Externals

- TERMITE CONTROL: Provide termite protection to the perimeter of the slab and approved collars to the internal pipes
- FRAMES: Treated frames and trusses as per Australian standard and provide eaves to the perimeter of house (as per plan)
- Coloured Driveway

— Flooring

- Up to 600x600 porcelain tiles to ground floor
- Up to 300x600 porcelain tiles to bathroom, laundry floor and all the other wet areas
- Up to 300x600 porcelain tiles to porch
- Up to 300x600 porcelain tiles in Alfresco with skirting
- First floor laminated timber flooring or carpet flooring
- One Feature tiled wall included to every bathroom – same tiles as floor tiles and white ceramic tile to the remaining walls





— Bedrooms And Bathrooms



Bedroom

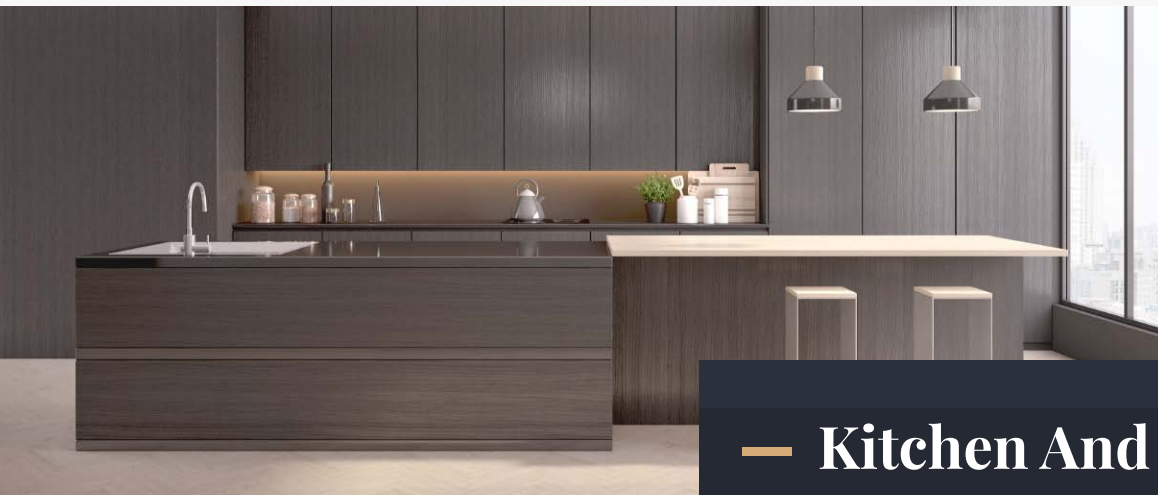
- Mirrored sliding wardrobes to all bedrooms
- Robes fitted with 1 set of 3 shelves, 1 set of 3 drawers and hanging rail
- Linen cupboard fitted with four shelves and Melamine door (white)

Bathroom

- Polished edge mirror on top of vanities
- Standard white vanity with ceramic benchtop (up to 900mm)
- Square frameless mirrors to all vanity units
- Tiles up to ceiling in all bathrooms
- Chrome mixer to vanity, towel rail, toilet paper holder
- Chrome shower mixer with wall mounted chrome shower head
- Semi frameless shower screen with chrome hinges
- 1 x free standing bathtub (max 1500mm)

Laundry

- Standard 45 litre Laundry Unit with chrome single bowl sink and tapware
- Tiled splashback near tap area with same tiles as in wet areas
- 1 x Exhaust fan included



— Kitchen And Internals

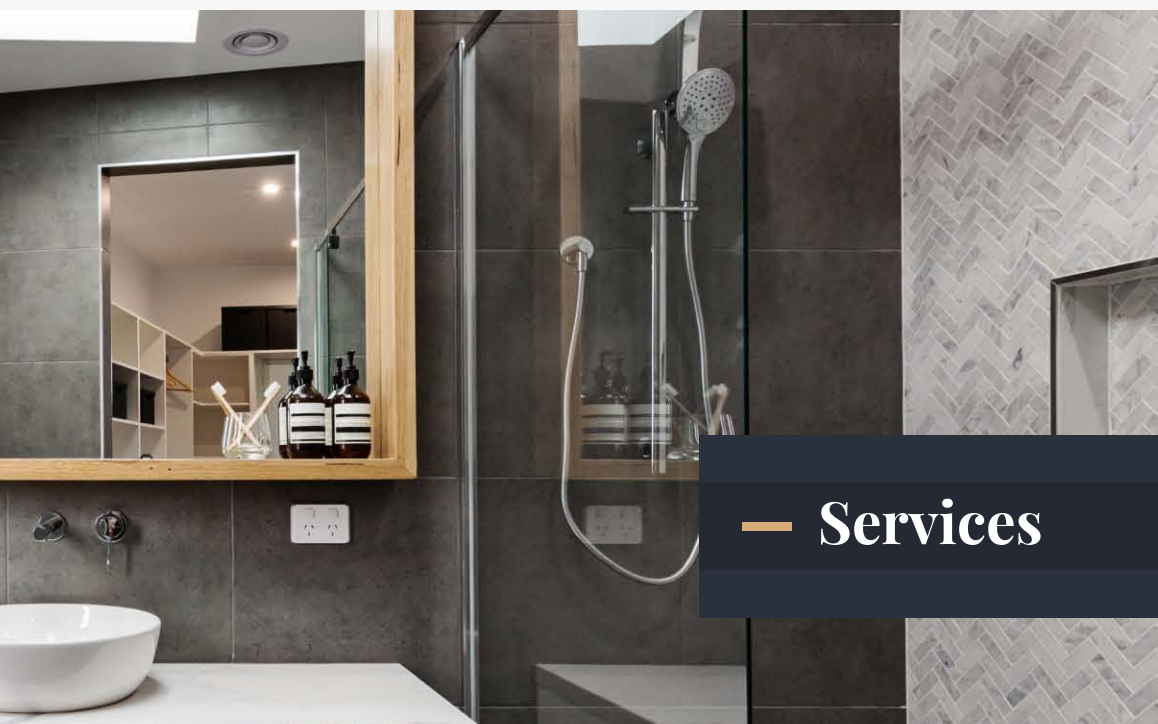


Kitchen

- 13 linear metre, overhead cupboards, under bench cupboards, island bench cupboards and refrigerator space
- 1 set of 4 drawers or 2 sets of 2 drawers for under bench cupboards
- Melamine or Polyurethane kitchen cupboards
- 40mm stone benchtop excluding waterfall
- 600mm gas cooktop, 600mm oven, 600mm slide out vent pipe rangehood of Westinghouse or similar
- 1 x double bowl under mount stainless steel sink
- Tiled splash back
- Walk in pantry (if applicable) in Melamine white and open shelving only
- Pantry door (if applicable) to be same as internal doors
- Butler kitchen and Outdoor Kitchen are subject to variation or upgrades

Internals

- AIR CONDITIONING: Samsung or similar brand - Dual zone ducted aircon with 1 Control Panel upstairs included. Installation of AC pipes as per builder's choice.
- SECURITY: Security alarm system within emerald package



— Services

Plumbing

- All taps and showers to satisfy the energy star rating
- 2x garden taps
- Supply and install 1 x tap above ground standard rainwater tank as per BASIX requirement
- 1x instantaneous Rinnai or similar hot water system mounted on brick wall as per BASIX
- Round PVC down pipes painted

Electrical

- Downlight and power point schedule as per owner's schedule, inside the house only – designer lights not included
- Up to 40 power points inclusive of 2 power points in each bedroom
- Internal LED downlights to all areas in warm, natural or cool white
- 1 external single power point at Alfresco
- 2 telephone points, 2 TV points & 2 data cable points
- 1 TV antenna
- Up to 3 sensor lights for outside
- 3 in 1-bathroom lights in each bathroom
- Provision for up to 3 pendant lights (lights to be provided by the owner)
- 1 touch screen intercom within emerald package
- Smoke detectors hard wired with battery backup