



# Ownland Standard Inclusions

As at 1 January 2006

## Planning & Approval

**Engineering:** Footings detail as per geo-tech report.  
**Plans:** Preparation of plans and specifications suitable for submission to Council.  
**BASIX:** See under BASIX.  
**Building Approval:** Application for DA or CC using Private Certifier including Long Service Levy.  
**Insurance:** Home Owners Warranty, Contract Works, Public Liability and Workers Compensation.  
**Selections:** Interior design consultation to assist with selection process.

## Site Works / Footings

**Standard Allowance:** Site Classification "M"  
**Survey:** Site survey for slab placement.  
**Excavation:** Included  
**Concrete Slab:** Standard Waffle Pod construction allowing for 300mm waffle pods and RF82 Mesh.  
**Bearers & Joists:** Particle sheet flooring over hardwood bearers & Joists.

## Termite Protection

**Penetrations & Control Joints:** Stainless steel mesh by Smartbuilt Termimesh.  
**Perimeter:** Stainless steel mesh as a barrier visually accessible as per Building Code of Australia.  
(Refer to Homeowners Guide to Termite Management)

## Frames & Trusses

**Frames:** Custom made 90x35mm Radiata Pine.  
**Trusses:** Engineer designed Radiata Pine.

## Windows

**Windows:** Powder coated clear float  
**Sliding Doors:** Powder coated laminated glass.  
**Reveals:** Timber reveals ready to paint.  
**Flyscreens:** to all opening windows.  
**Window sills:** Brick window sills

## Brickwork

**Brick Selection:** PGH Bricks wide selection as per allowance.  
**Brick Joint:** Off-white or grey mortar with raked or flush joint.

## Fascia/Gutter

**Fascia:** Colorbond® by Interline.  
**Gutter:** Colorbond® square by Interline.

## Roof tile

Concrete Roof Tile: If specified large range of colours by Monier Roofing.  
Colorbond® Roofing: If specified by Blue Scope Steel.

## BASIX

**Wall Insulation:** R1.5 Glasswool Insulation as determined by BASIX Certificate.  
**Ceiling Insulation:** R2.5 Insulation to all ceilings excluding garage.  
**Tap Fittings:** AAA rated tap and shower fittings.  
**Dishwasher:** AAA rated water and energy efficient.  
**Toilets:** AAAA rated enclosed trap.  
**Water Tank:** 4500 ltr above ground; with connection to two toilets.  
**Hot Water System:** Hot Water System: Solar Loline 315ltr by "Rheem" with electric back-up connected to Off peak 2 power.  
**Fan Forced Oven:** By "Electrolux"  
**Clothesline:** Externally mounted Paraline to reduce use of clothes dryer.

## Plumbing

**Connection to:** Water, Sewer and Stormwater.  
**Plumbing pipes:** Copper  
**Downpipes:** Colorbond® 100x75mm as selected; unless required to charge water tank then PVC 100mm.  
**External:** Two taps, one front one rear.  
**Tempering valve:** to bathroom water supply.  
**Wastes & Grates:** 100mm round chrome plated PVC

## Electrical

**Temporary Power:** Connection of temporary power during construction.  
**Electricity Connection:** Connection to Country Energy as standard underground power within 6 metres of dwelling.  
**Residual Current Device and Circuit Breaker Protection;**  
**Smoke Detectors:** as per Australian Standards.  
**Installation:** of. HWS, Cooktop, Wall Oven.  
**Light points & Power points:** As per quotation.  
**TV Points:** Allowance of two.  
**Phone Point:** Allowance of one.  
**Lightfittings:** As per Allowance (Note allowance covers the installation of downlights internally with Fluorescent to garage and Oyster lights and spotlights externally).  
Lightpoints and powerpoints are "Clipsal" decorator series.

## Doors

**Entrance:** As per allowance from the "Corinthian" range.  
**Internal:** As per display home.  
**Wardrobes:** "Corinthian" quikslide system using panel doors  
**Door Stops:** On all doors white plastic cushion.

## Door Furniture

**Entrance:** By "Gainsborough" Endeavour  
**Internal:** By "Gainsborough" lever style furniture from the contractor series.  
**Privacy sets:** to bathrooms and w.c.'s

## Skirting and Architraves

**Skirting:** 68mmx18mm nominal size as per display home.  
**Architrave:** 68mmx18mm nominal size as per display home.



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## Cabinetry

**Kitchen:** By "Beaumont Design" Standard laminate doors, panels and benchtops as selected with "D" handles. Overhead cupboards with craftwood bulkheads to ceiling. Cupboard height 2084mm.

**Vanities:** Pre-fabricated high gloss melamine with moulded top as per display home.

## Ceramic Tiling

**Allowance:** \$35.00 per square metre supplied by "Colortile" Laid to dwelling as per plan supplied. Standard Allowance.

**Entry:** Tiles laid to entry.

**Kitchen:** Tiles laid to kitchen and to splashback above kitchen benchtop.

**Laundry:** Tiles laid to floor and to splashback above laundry tub.

**Bathrooms:** Tiles laid to floor. Tiled walls to 1250mm and 2000mm in shower recess.

## Floorcoverings

By "Carpet Chief" Allowance \$40.00 sq metre.  
To all areas not tiled; laid on quality foam underlay.

## Window Coverings

**Window coverings:** As selected; as per allowance.

## Fittings

**Kitchen sink:** "Lakeland" Stainless steel 1 ¼ bowl.

**Kitchen tap:** Chrome plated flick mixer.

**Wall oven:** As per display home.

**Cook Top:** As per display home.

**Rangehood:** As per display home.

**Laundry Tub:** 45litre St/steel tub on a white poly cabinet.

**Bath tub:** 1650mm "Aruba".

**Toilets:** AAAA rated enclosed trap.

**Tapware:** As per display home "Atlanta" range by "Tradelink" AAA rated tap and shower fittings.

**Soap holder:** To all shower recesses.

**Paper holder:** To all w.c's

**Towel Rails:** Double towel rail to all bathrooms.

**Wardrobe fitout:** Ventilated storage system by "Wardrobe World" as per display home.

**Shower Screens:** Clear laminated, powder coated or chrome plated as per display home with pivot door or sliding door as applicable.

**Mirrors:** To all bathrooms powder coated or chrome plated full width of vanity 900mm high.

## Painting

**Colour Selection:** One colour walls, One colour ceiling and one colour for woodwork.

### Internal

**Walls:** Acrylic low sheen paint; three coat system.

**Ceilings:** Acrylic flat white

**Woodwork:** Gloss enamel.

### External

**External Doors:** Gloss enamel

**Gables:** Acrylic low sheen

**Eaves:** Acrylic low sheen

## External Fixtures

**TV Antenna:** Standard connection.

**Clothesline:** Paraline Mono as standard

## Warranties

**Manufacturers Warranties:** Apply to items such as wall ovens, cook top, range hood & HWS.

**Maintenance period:** 26 week defects notice period.

**Structural Guarantee:** Statutory seven year structural guarantee.

## PLEASE NOTE:

**Whilst every endeavour has been made to include as much information, it is generally more beneficial to touch and feel the products we include into all our homes as standard.**

**You can do this by visiting our display homes and speaking to our consultants.**

**Currently we have display homes in both Port Macquarie at Brierley Hill and Wauchope at Millwood Mews. We also have a display home under construction at Rainbow Beach in Bonny Hills which will be open in May 2006.**

## HOMELAND PACKAGES

**To make the task of building your new home easier Better Homes offers clients construction of their new home under a homeland package agreement.**

### **What do you get for choosing this option?**

You get everything listed above as a standard finish as well as all the other items you would need to make a house a home ready to occupy. You also get to enjoy your life by doing what is most important to you, look after your family, enjoy your field of employment, without the hassle of organising trades to supply quotes. Choosing the best price (is that necessarily the best way to choose a trade?), organising the schedule of jobs to be completed. Buying the materials required (Do you get the best price?). Supervising the work (do you really know what goes where?)

Why not let the builder do all the organising, supervising, purchasing, after all that's what their best qualified to do.

### **So what are these extra items?**

Fencing:

Turfing:

Landscaping:

Driveways & Paths: