

Pre-Construction

- HIA fixed price contract
- Plans as per specifications
- Engineers' soil report & slab design
- Design and CDC approval
- Façade similar to supplied picture
- External stormwater and sewer connection to an existing junction
- Provide water connection to near side
- Provide concrete pump for slab pour
- Excavation and levelling the site on slab area only
- Cut/fill up to 1 meter waffle pod slab, 50 linear meter allowance for piling, no allowance for drop edge beam
- Single phase underground power
- Provide NBN or optical underground cabling
- Internal drainage, sedimentary fence
- Provide temporary toilet and fencing for construction work

Site Works, Foundation and Connections

- Concrete slab up to 'H' class or equivalent
- House constructed for N2 wind rating conditions (W33)

No allowance is made for retaining walls

Energy Efficiency

- Sisalation "Wall-wrap" to external stud walls
- Energy efficient Aluminium windows and sliding door units
- 26 litre instantaneous gas hot water system
- Water pressure limiting device
- 2,000 litre rainwater tank for houses sized 125 sqm and below, and 3,000 litre rainwater tanks for larger houses – as required by BASIX report

Frame, Bricks, Windows, Roof and Garage

- Tiled concrete entry patio with slip resistant tiles
- Termite resistant frame and truss system
- Sarking for external walls
- Brick veneer construction as per design with clad bricks from the builder's standard range
- Face brick from Austral's everyday range
- Concrete roof tiles/ Colorbond® in the standard builder's range of colours/ profiles
- Off white coloured mortar with ironed joints
- Brick ACID cleaning
- Colorbond® fascia and gutter in the standard builder's range of profiles and colours
- PVC downpipes in the standard builder's range of profiles and colours
- Rough in all hot and cold water lines
- Powder coated aluminium windows in the standard builder's range of colours with clear glass and locks to openable windows
- Front and rear garden taps
- Sectional overhead Colorbond® door to the front facade of the garage in the standard builder's range of colours

Flooring

- 450 mm x 450 mm ceramic tiles or laminates in all areas as nominated on the Master Plan on ground floor to be selected from builder's standard range
- Carpet in bedrooms and stairs (for double storey)
- Engineered laminate floor on first floor
- One row of skirting tiles in bathrooms and ensuite
- Tiled up to 2100 mm in the shower area
- Kitchen – splash back Laundry and toilet floors - splash back over tub – skirt tile
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

Kitchen Features

- Kitchen as per design
- Polar 690 mm 1½ bowl undermount stainless steel sink
- Sink mixer tap in chrome finish
- Walk-in pantry with 3 melamine shelves
- Laminate finish post formed bench tops
- Laminate finish cupboards in the standard builder's range of laminates and door handles
- Baumatic 600 mm stainless steel electric built-in oven
- Baumatic 600 mm gas cooktop, subject to availability on site
- Baumatic 600 mm stainless steel rangehood
- Baumatic 600 mm freestanding stainless steel finish dishwasher

Bathroom, Ensuite, Toilets and Laundry

- Waterproofing in bathroom and ensuites and floor of laundry
- Laminate finish vanities with post formed bench tops in the standard Builders range of laminates & door handles
- 600 mm high mirrors with powder coated aluminium frames seated on vanity to match vanity width
- White vitreous china vanity with chrome waste
- Free standing bathtub with a flat back
- Chrome basin mixers
- Chrome shower mixer and shower head
- Chrome wall mixer with gooseneck hob outlet
- Chrome towel rails/rings and toilet roll holders
- Chrome wastes where required
- Semi frameless clear glass shower screens with powder coated aluminium frames in the standard builder's range of colours
- Back to wall white ceramic toilet suites with soft close quick release seat
- Fan, light and heater combination to bathroom and ensuite
- 40 litre stainless steel laundry tub with cabinet in laundry
- Chrome flick mixer and washing machine taps

Standard Internal and External Features

Wide entry door with clear glass sidelites if applicable (facade specific) from builder's range
Internal Hume 2040 mm high flush panel doors - including door stops and lever handles from standard builder's range
Flush panel painted external garage hinged door (if applicable)
Skirtings and architraves are 75 mm high (nominal) paint finish as per builder's standard range
90 mm cove cornices
Ceiling height 2400 mm for ground floor and 2400 mm on first floor
Carpeted staircase with balustrade
External balustrade on first floor (if applicable)
Shelving – robes: one white melamine shelf with hanging rail
Broom: one white melamine shelf
Pantry/Linen: three white melamine shelves
Internal & external builders house clean
Site clean after construction

Painting

Three (3) coat internal paint system using Dulux Professional paints internally – 2 colours allowed (ie 1 colour to walls & 1 colour to timber work) to paint manufacturers standard specifications
Two (2) coats to ceiling using Dulux Professional ceiling white paint to paint manufacturer's standard specifications
Externally, two (2) coat external paint system to external trim and doors using Dulux paints to paint manufacturers standard specifications

About us

Croft Land Homes Pty Ltd. is a licensed provider of residential construction and remodelling services. We specialize in custom builds, renovations, and building additions. We take pride in offering top-notch quality at a reasonable price, and we stand by the craftsmanship that we deliver. Our employees are experienced professionals with keen understanding in their fields.

We take pride in our work - and believe our clients are our biggest brand ambassadors. At Croft Land Homes, we measure our success in the smiles we get to put on people's faces.

When you choose us, you get a true partner dedicated to building your vision.

Electrical

Earth leakage safety switch and circuit breakers
One (1) double power point to each room
One (1) fixed batten holder to ceiling with globe to each room
Two (2) external light points
Two (2) free to air TV points
One (1) telephone point
Smoke detectors hard wired with battery backup as per BCA requirements

Air-conditioning

Actron or Samsung reverse cycle ducted air-conditioner with 3 zones, 12kW for single storey, and 14kW for double storey houses

Alfresco

Concrete to the alfresco incorporated with the main house slab and under the main roof
Alfresco area tiles included
Aluminium sliding door to alfresco area

Safety and Security

3 months maintenance period
Six years structural guarantee
Builders Lifetime structural guarantee
Deadlocks to all external doors
Privacy locks to ensuite, bathroom and master bedroom
Hard wired smoke detectors with back-up battery



MEMBER

BLIC No. 320795C



3 Montore Road, Minto NSW 2566



+61 2 8798 0830



info@croftland.com.au



www.croftland.com.au