



Dickinson Building & Livestock Pty Ltd

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Standard Inclusions

The following inclusions are standard on all new homes.

Any changes you make to this list of standard inclusion will need to be requoted to you as an additional extra within the building contract.

If you wish to choose an item that exceeds the quoted allowance this will also be an extra cost to you. For example: Floor tiles allowance is \$25/m², you may choose Tiles valued at \$35/m², the extra \$10/m² will be an extra cost payable by you directly to Tile supplier.

Design and Planning

- Free site inspection
- Architectural drawings required for council approval
- Structural design for council approval
- Survey to site
- Basix report
- All council application fees including development application and construction certificate fees
- Preparation of "statement of environmental effects"

Statutory Requirements

- Temporary fencing to site
- Safety signage
- Home owners warranty insurance
- Builders risk insurance
- Public Liability insurance
- Sediment control fencing
- Termite protection and certification
- Site toilet
- All building materials to comply with Australian Standards
- All weather access to site
- Scaffolding as required by local authority
- 6 year structural guarantee
- 3 month defect liability period

External Inclusions

- "M" Class concrete slab or Timber bearers and joists.
- Barrier Termite treatment
- External termite treated timber frame and trusses 90mm
- Internal timber frames 70mm
- Aluminium windows – keyed alike
- Colorbond fascia, Colorbond gutter and PVC downpipes
- Brick allowance (\$950/1000) from Wagga Bricks & Roofing Centre, Wagga Wagga
- Concrete Roof Tiles from Boral e.g. Macquarie range

- Colorbond panel lift garage doors with remote controls
- Gainsborough door furniture – keyed locks – front and rear doors
- Front door 'Newington' Hume Doors range e.g. XN5 (allowance \$250.00)
- Driveway from street gutter to garage in Faux brick (30m2)
- Landscaping to front of property
- Turf to front and rear yard (kikuyu) – (600m2 allowance)
- Water tank and pump as per Basix
- TV Antenna
- Rotary clothesline
- Flyscreens to all windows and sliding doors
- Metal letterbox with powder coated finish
- Fencing to all boundaries
- Tiling to front patio/verandah - \$25/m2 allowance
- Alfresco/ back verandah concrete broom finish (if applicable)
- Water and sewer connections to property
- All standard site costs (excluding rock excavation).

Internal Inclusions

- Insulation R1.5 rated to walls
- Insulation R3.5 rated to ceilings
- Gainsborough 'Governor' knobs or G2 Lever Series door furniture to all internal doors
- All internal doors moulded panel (woodgrain skin) from Hume Doors e.g. Caprice
- Front Entrance door from Hume Doors – allowance \$250
- Timber doors and window architraves 75x25mm painted finish
- Timber 75x25mm skirtings painted finish
- 90mm cornice throughout
- Carpet, underlay and laying as per builders range - allowance \$135/Lm
- Waterproofing to all wet areas
- Vertical or Rolla blinds to all windows and glass sliding doors (excluding wet areas and garage)
- Paint to be Dulux/Pascal brand allowing for two coats to walls and ceilings
- Doorstops to all internal doors where applicable
- Built in robes as per plan
- Melamine timber shelving to all Bedroom Robes/WIR (1 high shelf with hanging rail)
- Melamine timber shelving to all Linen/WIP cupboards (4 shelves width of cupboards)
- Internal floor tiles as per plan (allowance \$25/m2)

Kitchen

- Custom designed and made kitchen with overall height of 2100mm
- Laminate post formed bench top
- Melamine doors and panels with 1mm abs edging
- Wall cabinets with solid backs (as per plan)
- Floor cupboards with solid backs (as per plan)
- Cupboard door handles (as per builders range)
- Bank of 4 drawers with metal sides and cutlery tray included
- 1 and ¾ stainless steel single sink with one drainer side
- Flick mixer tap to sink
- Tiled splashback to 600mm high
- Dishwasher space with connections and power point

Bathroom / Ensuite

- Waterproofing to Australian Standards
- Obscure glazing to windows

- Clear glass shower screens with aluminium powder coated frame
- Mirrors with a polished edge or powder coated framed
- 'QK' China top vanity units in main bathroom and ensuite, if applicable
- 'Renovator' rectangular bath 1525mm or sized to fit plan
- 'Water point' tap ware sets in chrome finish
- 'Richmond' close coupled toilet suites
- Tiling to floor (allowance \$25/m2)
- Tiling to walls 1200mm high
- Tiling to shower 2000mm high

Laundry

- Waterproofing to Australian Standards
- Duraplex 45 Litre square Laundry tub cabinet unit
- Flick mixer tap to Laundry tub
- 'Waterpoint' Hot and cold washing machine connections
- Floor tiling with one skirting row and two rows of tiles for splashback (allowance \$25/m2) over laundry tub

Electrical and Appliances

- 'Westinghouse' 600mm under bench electric oven
- 'Westinghouse' 600mm 4 burner gas hot plate (where natural gas is not available an electric substitute will be used)
- 'Westinghouse' 600mm retractable range hood
- 'B26 Rannai' instantaneous hot water unit (where natural gas is not available an electric substitute will be used)
- Heat lamps/exhaust fans to bathroom and ensuite
- Light fittings internally and externally – allowance \$800
- 2 x TV outlets supplied and installed
- 2 x Phone outlet supplied and installed (pre-wiring only)
- Smoke detectors supplied and installed
- 2 x Gas heating points (where natural gas is available)
- Lights and power points supplied and installed
- 5 single power points and 20 double power points

General Finishes

- Internal walls (10mm plasterboard)
- Internal wet areas (6mm villa board)
- Internal ceilings (10mm plasterboard)
- Cornice (90mm) plain concaved
- 2400mm ceiling height

Safety

- Safety switch to main switch board
- Smoke detectors to Australian Standards
- Locks to all windows
- Glass supplied to Australian Standards

Disclaimer: Dickinson Building & Livestock reserves to right to use a substitute to the same quality if a particular item is not available.