

## 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 ensuite 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

## Some of our suppliers/partners are:



**MEMBER**

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