



PRECONSTRUCTION

- Fixed Price Building Contract.
- Structural Guarantee to industry standard (VIC & NSW).
- 1 on 1 consultation to finalize working drawings and specifications.
- Site investigation to determine true existing conditions.
- Obtain council building permits.
- Site works – cut & fill up to 600mm (300mm cut/ 300mm fill) fall of land over house area. Excl. rock.
- Allowance for 6 Star building energy rating (VIC) and BASIX (NSW).
- BAL assessment to 12.5.
- Home owners warranty & construction insurance.

SERVICE CONNECTIONS

- Water – from connection point to house 15m.
- Sewer – from connection point to house 35m.
- Electricity – from connection point to house 15m.
- Gas – from connection point to house 15m.
- Stormwater around the home & to external connection point 100m.
- Provision only for Telstra/NBN (where available).
- External taps – 2 x on home and 1 x at water meter.

SLAB

- Engineered concrete slab to suit S, M, M-D or H1 soil conditions.
- 20mpa concrete.

TERMITE TREATMENT

- T2 Treated frames.
- Termicoat Termite management system.

FRAMES & TRUSSES

- Standard pine engineered roof truss system.
- 300mm stud spacing to wet areas.
- 450mm stud spacing throughout.
- 2550mm high ceilings.
- Sisalation wall wrap to external walls

ROOFING

- Colorbond roof, fascia, gutters and 50 x 100 rect. Downpipes (VIC) & 80mm round PVC downpipes (NSW).
- Sisalation wrap to underside of colorbond roof.
- Roof ventilating whirlybirds x 2.

INSULATION

- R2.0 batts to external and adjoining garage walls
- R4.0 batts to living area ceilings (excl. garage ceiling).

BRICKS

- Choice of bricks from the SLH range \$1200 p/1000 incl GST.
- Brick infills & galvanized lintels above all windows & doors where applicable.
- Sloped sills to bottom of windows & doors.



WINDOWS

- Powder coated Aluminum sliding windows with fire rated flyscreen's
- Obscure glazing to Ensuite, Bathroom & W.C

EXTERNAL CONCRETING

- External concrete to carports, verandahs, alfresco, and porches, 100mm thick.
- 50m2 of concrete to driveway & crossover, 100mm thick.

CLOTHESLINE & MAILBOX

- Rotary or wall mountable clothesline in selection of colours.
- SLH metal letterbox or allowance.

RAINWATER TANK

- 3000 Litre Poly Slimline water tank with pump connected to 2 toilets and 1 external tap (NSW).

GARAGE DOORS

- Sectional door with auto opener, 3 x remote controls & dust seals.

ELECTRICAL

- 2 double power points to bedrooms, (1 x USB point and 1 GPO point in each room).
- 3 double power points to master bedroom, (2 x USB points to the 2 x bedside GPO'S).
- Generous allowance of double power points to living areas – design specific.
- 1 x GPO/USB point to Kitchen.
- 3 x TV points connected to 1 roof antenna.
- 1 telephone/data point
- 2 x direct wired & battery backup Smoke & Carbon monoxide detectors.
- 90mmLED downlight fittings throughout.
- Smart Light control system – (design specific).
- Push button light switches.
- Power to be in owner's name – power usage costs throughout construction paid by SLH.

HEATING & COOLING

- Ducted Gas Heating to all living areas, bedroom's, bathroom & ensuite.
- Evaporative Cooling – to living areas & bedroom's (excl. bathroom & ensuite).

HOT WATER SYSTEM

- 26L Instantaneous hot water system (NSW).
- Apricus solar tube hot water system, with gas boosted instantaneous (VIC).

INTERNAL LININGS

- 10mm Plasterboard to walls and ceilings.
- Villa board to wet areas.
- Square set plaster - to entry, meals/family, kitchen, hallways & ensuite
- Decorative cornice (builder's range) - to bedroom's, bathroom, main W.C & laundry
- 75mm or 90mm coved/scotia cornice – to robe's, cupboards & garage area.

SKIRTINGS & ARCHITRAVES

- 67mm x 18mm MDF skirting and architraves (builder's range).

DOORS & HARDWARE

- Hume's front entry door from the Verve range – 2040mm & 2340mm high (design specific).
- Duracoat external doors (design specific).
- Hume internal doors, generous choice of styles available 2040mm high or flush panel at 2340mm high.
- Gainsborough door hardware with matching door buffers.
- Smart front entry door hardware from SLH range.

ROBES

- Space Maker Softline Wardrobe System with Sliding laminate insert doors to all robes – 2400mm high.
- WIR to include two melamine shelf towers and double hanging rail space under top melamine shelf.
- Bedrooms – One shelf tower top melamine shelf and double hanging rail space.
- Linen & Pantry – 4 rows of melamine shelves as per plan.



KITCHEN

- Laminate base cupboards with 20mm Quantum Quartz or Caesarstone benchtops (colour's as per builder's range).
- Overhead cupboards where applicable (design specific).
- Shadow line to Kitchen base cabinetry only
- No cabinetry handles to kitchen overheads (design specific).
- 1 x double slide out bin to Kitchen.
- Westinghouse 5 Burner 90cm Built in or Freestanding Cooker.
- Westinghouse 90cm slide out or integrated rangehood.
- Westinghouse Build-in Dishwasher S/Steel.
- Undermount or Overmount double bowl sink 765x450mm Satin SS
- Tapware from SLH quality standard range.

WALK IN PANTRY

- Laminate benchtops to walk in pantry – (design specific).
- 4 x Melamine shelves to WIP – (design specific).

BATHROOM & ENSUITE

- Laminate base cupboards & benchtops to vanities with high moisture resistant melamine incl. 3 x draws.
- Selection of cabinetry handles from SLH range.
- Mirrors with framed surround over vanities.
- Semi-Frameless clear shower screen with pivot door or fixed panel screen (design specific).
- Back to wall toilet suite with soft close seat – White.
- Acrylic bath (design specific).
- Square or Round countertop or inset vanity basins.
- Tapware from SLH quality standard range.
- Accessories – Double Towel Rails & Toilet Roll Holders.

LAUNDRY

- Laminate base cupboards & benchtops.
- Laminate overhead cupboards (design specific).
- 1 x Slide out Laundry Hamper.
- Selection of cabinetry handles from SLH range.
- 45 Litre insert through SS with bypass.
- Tapware from SLH quality standard range.

TILING

- Tile Allowance \$35m2 (incl GST) for ceramic tiles to wet areas & dry area tiling.
- Kitchen – 600mm high tiling above benchtops & up to underside of rangehood or overhead cabinets.
- Kitchen splash back Tile Allowance \$100m2 (incl GST).
- Ensuite – Full floor to ceiling wall tiling, including W.C if integrated into design.
- Bathroom – 1200mm high above bath and 2000mm high in shower.
- Tiled recess shower bases.
- Main W.C – Floor & skirting tile only.
- Laundry – 600mm high splash back above laundry bench top including wall space behind washing machine.
- Laundry & WIP splash back Tile Allowance \$35m2 (incl GST).
- Tiled skirtings (excl. garage & linen cupboards) finished with tile trim.
- Smart Tile insert floor wastes to wet areas (design specific).
- Tiled Niche or Shower Shelf to Bathroom & Ensuite.

FLOOR COVERINGS – carpet & vinyl

- Builders range carpet throughout the home – area specific. Allowance \$55m2 (incl GST).
- Builders range vinyl plank flooring throughout the home – area specific. Allowance \$85m2 (incl GST).

PAINTING

- TAUBMANS 'Professional' Paint.
- Ceilings, walls and doors painted in 3-coat system.
- All external paint work in Solaguard or equivalent, low sheen.

EXCLUSIONS: FENCING, LANDSCAPING AND WINDOW COVERINGS

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HOMES



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OUR VISION

To provide a unique service and customer experience, allowing our clients to share in the pleasure and comfort of living in a personalized affordable luxury home that we, together, designed and built.

FAMILY

INTEGRITY

TRUST

PASSION

LOYALTY

QUALITY

SAFETY

TRANSPARENCY

HONESTY

RELATIONSHIPS

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