# DUAL OCCUPANCY

by Kingsbridge




## The Paired *Collection*

Inclusions

# Kingsbridge Dual Occupancy

# *Inclusions*

## 1 - SITE COSTS

1. Building permit inclusive of fees, working drawings, engineering & specifications
2. Site analysis including soil test, survey plan & property information
3. Site & service connections for lots up to 42lm for sewer drains , 60lm for stormwater & single phase undergreound wiring upto 12lm
4. Up to 300mm fall over building area & 6m set back

## 2 - EXTERNAL ITEMS

1. Upto category 2 bricks
2. COLORBOND® roof as per Builder's Range
3. Full Sarking to entire roof
4. Skylights (Design specific)
5. 920mm wide XN5 front entry door with clear glazing (Sidelights as per master plan)
6. Garden tap to front & rear
7. Flush panel rear garage door
8. Painted external frames to front entry, rear garage & garage/house access doors
9. Plaster lined ceiling to porch and outdoor living (if applicable)

## 3 - INTERNAL ITEMS

1. 2590mm high ceilings to ground floor & 2440mm high ceilings to first floor of double storey
2. Painted staircase with MDF treads, risers, stringers & pine posts, balustrading & handrails
3. Plasterboard walls, ceilings and cornices
4. Square Set ceilings. ( Refer plans)
5. 75mm cove cornice . ( Refer plans)
6. 67mm skirting and architrave
7. 870mm wide garage/house access door
8. 2040mm high flush panel internal doors
9. Melamine shelf with hanging rail to robes
10. Double hanging rails , open shelving and drawers to WIR.( where applicable)
11. 4 melamine shelves to pantry & linen
12. Three coats (3) Dulux wash and wear low sheen to internal walls
13. Sliding vinyl robe doors
14. Water based enamel semi gloss to internal doors, skirting & architrave
15. Privacy lock (if applicable)

## 4 - GARAGE

1. COLORBOND® sectional panel door, motor & 3 remotes

## 5- WINDOWS

1. Obscure glazing to ensuite, bathroom & WC/powder room (if applicable)
2. Double glazed aluminium windows & sliding doors
3. Double glazed aluminium entertainer sliding doors 2400mm wide & above
4. Keyed alike window locks to openable windows
5. Flyscreens to all openable windows

## 6 - ENERGY EFFICIENCY

1. Electric heat pump hot water system
2. 7 Star energy rating report incl. whole of home assessment & compliance
3. R2.5 Insulation batts & sisalation & external walls & garage/hose internal wall (excludes garage external walls)
4. R2.5 to Intermediate floor overhangs (i.e porch, alfresco and garage) where applicable
5. 3.5kW solar PV array with eight (8) solar PV panels and 3kW inverter (design dependent)
6. Exhaust sans to bathroom, ensuite & powder
7. External venting to all exhaust fans & rangehoods

## 7 - ELECTRICAL

1. Dimmable tri-colour LED downlights to entire house, porch & outdoor living (excludes garage) (dimmers not included
2. Electric heating panels to all bedrooms
3. Single power points to fridge, dishwasher & rangehood
4. Reverse cycle wall hung split units to ground floor living & upper floor leaisure
5. Double power points to remainder of home
6. Television point to living & leisure
7. External double LED spotlight
8. Hardwired smoke detectors
9. Safety switch to meter box

## 8 - DEMOLITION

1. Refer to Dual Occupancy demolition package allowance in the NHO

## 9 - PLANNING REQUIREMENT

1. Deemed to comply planning including 1 x tree removal
2. Refer to additional planning fees site specific in the NHO

## 10 - KITCHEN

1. 20mm M0 mineral surface with 40mm aris edge to all benchtops
2. 1000mm wide kitchen island benchtop with waterfall end
3. 900mm electric cooktop & 900mm under bench oven
4. 900mm undermount integrated rangehood
5. 600mm dishwasher
6. Laminate overhead cabinets to full width
7. Laminate overhead cabinets above fridge space
8. Laminate base cabinets with open shelving (where applicable)
9. 4No. Drawers
10. Soft close to all cabinet doors & drawers
11. Double bowl stainless steel undermount sink
12. Single bowl stainless steel sink to pantry (where applicable)
13. Choice of chrome or black builder's range sink mixer
14. Capped water point to fridge space at 1950mm
15. Category 1 tiled splashback

## 11 - ENSUITE / BATHROOM

1. Laminate cabinetry with open shelving ( where applicable)
2. 20mm M0 mineral surface, 20mm aris edge
3. Choice of round ot square inset basin
4. Tiled shower base
5. 330mm x 535mm shower niche
6. Semi framed shower screen
7. 1No. Hobless shower (location design specific)
8. Rimless back to wall toilet suite
9. Acrylic bath (where applicable, size as per plan)
10. Choice of chrome or black builder's range mixer taps
11. Choice of chrome or black builder's range shower on rail
12. Polished edge mirror to full width of vanity
13. Category 1 floor tiles with tiled skirtings
14. Category 1 wall tiles

## 12 - WC POWDER ROOM

1. Rimless back to wall toilet suite
2. Choice of chrome or black builder's range towel ring (where applicable)
3. Laminate cabinetry with open shelving ( where applicable)
4. Choice of chrome or black builder's range toilet roll holder (where applicable)

## 13 - LAUNDRY

1. Laminate base Cabinet with laminate benchtop
2. 45 litre stainless steel insert trough
3. Choice of chrome or black builder's range sink mixer
4. Category 1 floor tiles with tiled skirtings
5. Category 1 wall tiles to splashback
6. Concealed washing machine connection

## 14 - FLOORING

1. Category 1 vinyl direct stick flooring to entry & living areas connected to the kitchen (as per standard house plan.)
2. Up to category 2 carpet to bedrooms, hallway & living areas not connected to the kitchen (as per standard house plan)
3. Expansion trim/joint required (for lengths greater than 12 metres)

## 15 - LANDSCAPING

1. Combination of plants, mulch & toppings to front and rear. 1 tree each to front yard & rear yard. ( Site specific)
2. Section of turf to front & rear yards (site specific)
3. Drip irrigation connected to two (2) garden taps with timers
4. Compacted paths around perimeter of home and under clothesline
5. Treated pine paling fence to be installed as per builder's standard specification
6. Water tank pump and mains backup for connection to toilets. (Site specific)
7. Nature strips levelled & seeded
8. Garden shed to 1no. dwelling (Site specific)
9. Clothesline
10. Letterbox (with Numbers) to suit developer requirements

## 16 - GENERAL

1. Provide dwelling in accordance with NCC22 May 24 edition including liveability, energy & condensation management requirements. ( Site specific )
2. All permits as required by Building Regulations
3. Brick infills above all windows & doors, including front (design specific)
4. Engineered roof trusses
5. Engineered H1 class concrete waffle slab
6. Color through concrete to driveway , porch and rear patio.
7. Survey and drafting plans
8. Concrete floor to garage poured as part of slab
9. Zero step between garage and dwelling
10. Full house clean on completion
11. Two part termite treatment in accordance with Aust. Standard AS3660
12. 2No. independent quality inspections, above industry standard
13. Three month homecare warranty period
14. RACV Emergency Home Assist for 12 months
15. Neighborhood survey & title establisment survey

Kingsbridge

Designed for living

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