



## Paramount Inclusion List

### *Process For Building*

- ❖ Expression of Interest
- ❖ Completion of Drawing and Floor Plan
- ❖ Tender Presentation
- ❖ HIA Contract Sign

### *What we do?*

- ❖ Survey and Foot Printing
- ❖ Building certificate provided
- ❖ Soil removal up to 4 trucks
- ❖ Interim Occupancy Certificate
- ❖ Site-cost included\* up to 1 meter fall

## Structure & Framing

- ❖ Architectural Plan
- ❖ 90mm H2 termite treated pine timber frames
- ❖ 2700mm ceiling height on to the ground floor & 2700 mm ceiling height to the first floor
- ❖ Engineered concrete waffle pod slab certified up to M or H1 Class \*

# Bricks, Wall & Roofing

## *Bricks & Wall*

- ❖ Austral bricks, PGH bricks - Builders' range
- ❖ Sarking Provided

## *Plaster Lining & Cornice*

- ❖ Up to 13mm to ceiling and walls
- ❖ Tiles included in wet-area
- ❖ Three step, round stool or square cornice

## *Roofing & Insulation*

- ❖ Insulation as per BASIX requirements
- ❖ Boral concrete roof tiles and color bond ( Slimline, Contour or Macquarie)\*

## *Architraves & Skirting*

- ❖ Up to 67mm half spray architraves and splay skirting

# Painting & Finishing

- ❖ Three coated high quality painting
- ❖ Dulux or Taubman internal wall color throughout the house
- ❖ Dulux or Taubman two painted feature walls provided\*

# Door & Windows

## *Doors*

- ❖ Main entry door up to 2340mm x 1200mm
- ❖ Sunburst hinged with Obscure glass
- ❖ Internal doors up to 2040mm x 820mm
- ❖ Laundry door up to 2040mm x 820mm
- ❖ Chrome Handles in Square or Round Design
- ❖ Smart Door System

## *Windows*

- ❖ Aluminum power coated domestic section windows
- ❖ Flyscreen to all opening windows included

# Flooring

## *Ground Floor*

- ❖ Provide 60 by 60mm Porcelain tiles to the Ground floor or Laminated timber flooring
- ❖ Non slippery 60 by 60mm tiles in Porch, Alfresco and Bathroom

## *First Floor*

- ❖ Laminated timber flooring or Carpet throughout the first floor

# Kitchen, Dining & Living

## *Appliances (Westinghouse or similar brand)*

- ❖ 900mm Cooktop
- ❖ 900mm Oven
- ❖ 900mm Slide out vent pipe Rangehood
- ❖ Dishwasher (Westinghouse or similar brand)
- ❖ Water connection for fridge and smoke exhausts out in the kitchen
- ❖ 40mm Stone benchtop in Kitchen

## *Benchtop*

- ❖ 40mm Stone benchtop including waterfall
- ❖ Single or Double bowl under mount stainless steel sink
- ❖ 40mm Stone kitchen benchtop in Kitchen

## *Cabinetry*

- ❖ 4 Drawer cupboard or 2 sets of each 2 drawer for under bench cupboards
- ❖ Polyurethane kitchen or Melamine Cupboards
- ❖ Walk in pantry with open shelving
- ❖ Pantry door (normal or sliding as per plan) to be same as internal doors

## *Living & Dining*

- ❖ Bulkhead over living area *(As an Upgrade)*
- ❖ Designer Lights *(As an Upgrade)*

# Bathroom, Toilet & Laundry

## *Appliances (Westinghouse or similar brand)*

- ❖ 20mm benchtop included
- ❖ Under bench cupboards
- ❖ Tiled splash back above the sink, same as in wet areas
- ❖ Exhaust fan included
- ❖ Undermount single bowl stainless steel sink

## *Ensuite*

- ❖ Frameless mirrors
- ❖ Niches to bathroom
- ❖ Semi frameless shower screen
- ❖ Floor to ceiling height tiling in bathroom
- ❖ Bath towel rail, toilet paper holder and mixer
- ❖ Standard sized mirror on top of vanity

## *Main Bathroom*

- ❖ Frameless mirrors
- ❖ Niches to bathroom
- ❖ Semi frameless shower screen
- ❖ Floor to ceiling height tiling in Bathroom
- ❖ Bath towel rail, toilet paper holder and mixer
- ❖ Single free standing or wall attached Bathtub

## *Sink & Vanity*

- ❖ Wall Hung Vanity
- ❖ Polyurethane or Melamine Cupboards
- ❖ 20 mm Stone Benchtop in Vanity

## *Laundry*

- ❖ 20mm Stone Benchtop
- ❖ Bench Cupboards under the sink
- ❖ Tiles splash back above the sink
- ❖ Single bowl stainless Steel sink

## Bedroom & Wardrobes

- ❖ Standard Mirrored sliding wardrobes to each bedroom
- ❖ Single set of three shelves and single set of three drawers and hanging rail
- ❖ Linen cupboard with four shelves and doors

## Electrical & Security System

### *Switch & Lights*

- ❖ Downlights throughout the house, including the garage and alfresco schedule as per owner's schedule, inside the house only
- ❖ Power points inclusive and double power points in each bedroom
- ❖ Single weather proof power point at Alfresco
- ❖ Telephone points, TV points & data cable points
- ❖ TV antenna as an Upgrade
- ❖ 2 Sensor lights in outside
- ❖ Combination of lights (light, heat, exhaust) in bathrooms
- ❖ 2 Fan points and 3 pendant light points (Clients to provide fan and lights)

### *Security and Alarm System*

- ❖ Smoke detectors as per standard
- ❖ Intercom System

## *Air Conditioning*

- ❖ Ducted Air Conditioning (Actron/Daikin)
- ❖ Two zones with two Controllers

## Driveway & Landscaping

### *Driveway & Concreting*

- ❖ Colored concrete Driveway

### *Landscaping*

- ❖ Designer Letter Box
- ❖ Modern foldable Cloth Line

### *Garage*

- ❖ Steel Garage Doors
- ❖ Three Remotes
- ❖ One Double Power Points to Ceiling Space