



**PARAMOUNT**  
CONSTRUCTION AND PROPERTY



# LIFESTYLE INCLUSIONS

Let's begin your journey 

## Pre-Construction and Site preparation

- ✓ CDC or DA processing including application fees
- ✓ Construction insurance including public liability insurance
- ✓ Work Cover insurance
- ✓ Sediment controls, on-site toilet hire fees.
- ✓ Preparation of Contracts and Specifications
- ✓ Temporary fence hire
- ✓ Portable toilet hire
- ✓ Sediment fence as required
- ✓ Scaffolding hire as needed
- ✓ Balcony protection
- ✓ Edge Protection

## Site Preparation

- ✓ Standard Site Preparation, cut and fills for slab 500mm high or ground concrete construction as per Structural design including machine hire for excavation for concrete slab
- ✓ Peering to the required strength reached (2-3m) to a hard surface for foundation. (As per Structural Design)

## Termite Treatment

- ✓ Kordon termite barrier around perimeter of slab and penetration.
- ✓ Termite Collars to all plumbing pipes prior to slab pour.

## Slab

- ✓ Concrete slab Pouring
- ✓ Supply and install steel, steel mesh and other necessary fittings for slab and beams as required.
- ✓ Concrete pump hire for concrete slab and peering.
- ✓ Standard Foundation with H1 class Concrete Slab as per structural engineer details
- ✓ 25 MPA, peering number as promised, 2.5-3.00-meter depth/ if required more as promised.
- ✓ Slab thickness 100 as promised.
- ✓ Wet areas to be provided with set downs



## Underground connections and services

- ✓ Standard Sewer connection to main as per design / as needed
- ✓ Underground water service to house as per plan/ as needed
- ✓ Work Cover insurance
- ✓ Provide water and gas connection as per design (No length restriction. Will be done as needed)
- ✓ Electricity connection as per design with single phase line (No length restriction. Will be done as needed)
- ✓ Telstra/NBN conduits connections from source, the owner will be responsible to Connect from the service provider
- ✓ Supply and install stormwater system as per stormwater engineering plans. Including Stormwater detention tanks

## Framing and Metal beams

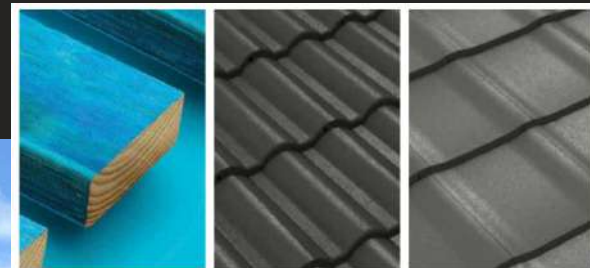
- ✓ Timber frame 90x45 Construction in H2 Termite treated
- ✓ Floor System as per the current Smart frame guidelines, and the approved Structural design with termite protected @450mm spacing. High thick sound resistance timber flooring.
- ✓ Double joist timber framing with engineering timber where required

## Roofing

- ✓ Tiled Roofing as per Drawings.
- ✓ Color bond fascia and gutter with downpipe as per Hydraulic Engineer's details
- ✓ Double Joist Roof Framing with heavy load Engineering timber
- ✓ Ceiling Insulation R2.5 if required

## Brick, Rendering, Cladding

- ✓ Choice of Common Bricks or standard Face Bricks from client, install by experienced tradesperson.
- ✓ Cement rendering, texture, acrylic rendering and weather protection paint whole house if required according to the Design and specification.





## External inclusions

- ✔ Garden Taps to Exterior-One is front of the house and one is back of the house One drinkable water and one rainwater
- ✔ Gas, hot and cold provisions for BBQ
- ✔ All external ceiling will be cement board
- ✔ External wall Insulation R2.7 (Subjected to Basix)
- ✔ Rinnai/ Rheem 6 Star rated gas instantaneous wall mounted hot water system Client choice
- ✔ Rain Water tank as per BASIX requirements. (5000L)
- ✔ One tap from rainwater tank.
- ✔ Two water taps to the location of client's choice.

## Internal inclusions

- ✔ 2600mm ceiling height to Ground floor and 2400mm ceiling height to First floor.
- ✔ 10mm Plasterboard to the walls and 10mm Plasterboard to the ceiling
- ✔ Supply & fix villa boards sheeting for the bathrooms.
- ✔ Plaster all joints and corners with approved base coats & topping coats
- ✔ Standard Cove cornice
- ✔ Whole house water proofing would be high graded, extra thick and extra strength water proofing system with special materials for 20 years sustainability.

## Staircase

- ✔ Custom Designed staircase with carpet steps / Client choice.
- ✔ Metal framed (black) glass balustrade continue to first floor with fixed pin (black)/ Client choice.
- ✔ Black Pin fixed glass balustrade to stairs, void and balcony, black rail / Client choice.



## Painting

- ✔ Residential grade Tubman three coat paint to walls throughout (White on the ceiling & selected color to the wall).
- ✔ Architraves will be same color of door and skirting will be same color of the wall.



## Garage and Garage Door

- ✓ Plasterboard lined interior to Garage, height 2400, full garage insulation, aircon vent.
- ✓ Garage storage with cabinets, smooth sliding doors.
- ✓ Color bond flat line sectional panel lift auto garage door and opener including 2xRemotes with standard color. (Merlin Motor).

## Windows

- ✓ Residential grade matte black aluminum frame sliding doors and windows as per windows.
- ✓ Strong mesh fly screen in windows as per builder range.
- ✓ Keyed locks for all windows as per builder range.

## Doors, Skirting & Architraves

- ✓ Main entrance as per Architectural drawing.
- ✓ Ground floor and first floor arch, cornice.
- ✓ Main door will have magnet door stoppers.
- ✓ Internal doors with modern locks and paint finish as per selection.
- ✓ All doors height 2040\* 820 as per door schedule, with matte black door handle.
- ✓ Square 90 mm skirting boards frame.
- ✓ 80-100 mm square skirting and architraves for all doors.
- ✓ Chrome door handles and door stoppers / Client choice.



## Floor covering

- ✓ 600×600mm Royale Statuaries marble look polished rectified porcelain tile on ground floor.
- ✓ 300x300mm floor tiles Royale statuaries marble look (Honed) for all the toilets.
- ✓ 300×600 wall tiles Royale statuaries marble look polished for all the toilets
- ✓ 300×300 floor tiles for porch, balcony and alfresco.
- ✓ All doors height 2040\* 820 as per door schedule, with matte black door handle.
- ✓ Carpet on the first floor.

## Electrical

- ✔ All electrical work, compliant with AS/NZ3000.
- ✔ Single Phase main power connection.
- ✔ Rough-in and finish off.
- ✔ Video Intercom system from builder's range.
- ✔ Up to 10 double power points.
- ✔ Up to 20 down lights all together.
- ✔ Down lights to the garage.
- ✔ Switch from builder range.
- ✔ Provision for 1 chandelier light -Lights will be supplied by client.
- ✔ 2x Television points to your preferred location.
- ✔ Supply and Install 1x Data points.
- ✔ 1x Telephone points to your preferred location.
- ✔ Smoke alarms as per drawing.
- ✔ 3 in 1 (heat, fan and light) to each bathroom.
- ✔ Smoke alarms as per drawing
- ✔ 1 Weatherproof external power points allowed for main house.
- ✔ Install 2x external wall lights to the columns.
- ✔ Install 2x external sensor lights.
- ✔ Conduit for NBN to board/hub location, main connection by Telstra organized by Owner



## Kitchen

- ✔ Ultra-white Stone / Ceaser stone benchtop to full Kitchen (20mm thick.)/Client choice.
- ✔ Kitchen Island with 20mm benchtop Ultra white 1000\*1600.
- ✔ Kitchen cabinet will be Polytec /double polyurethane finish with choice of color.
- ✔ Stone splashback on kitchen wall as per design and rest area will tiled splash back around if required.
- ✔ Soft close Kitchen drawers with finger pull in the kitchen and top opening, Client choice.
- ✔ Double bowl kitchen sink with drainer in kitchen/ Client choice.
- ✔ Nice Chrome mixer tap / Client choice.
- ✔ Westinghouse/ fully integrated dishwasher / Client choice.
- ✔ Westinghouse / 60 cm Rangehood Client choice / Client choice
- ✔ Westinghouse / 60cm gas cooktop / Client choice,
- ✔ Westinghouse / 60cm sense cook Oven Client choice
- ✔ Point for automatic hot and cold water tap, install only.



## Robes, Pantry and WIR

- ✓ Standard built in.
- ✓ White melamine shelving to all remaining Linens as required or client choice color (study fit outs in the first floor).

## Bathrooms

- ✓ All plumbing work compliant ASNZ3500.
- ✓ Oil based Waterproofing to the bathrooms.
- ✓ Dual flush ceramic soft close toilet suite in white Caroma.
- ✓ Designer Polytec finish free standing vanity unit with 20mm stone top, Stylish counter.
- ✓ Free Standing basins with doors & amp; draws as per design.
- ✓ Bathroom shower wall full height tiles.
- ✓ Stylish tapware in chrome finish.
- ✓ Polished edge frameless mirrors to Bathrooms and Ensuite.
- ✓ Stylish shower Rail head with shower mixer.
- ✓ Smart Chrome square floor wastes to wet areas.
- ✓ 3 in 1 fan light heater to bathrooms.
- ✓ Bathroom accessories in chrome finish, double towel rail and one toilet roll holder.
- ✓ 2 niches at 2 showers.
- ✓ Chrome shower head.
- ✓ Standard basin.
- ✓ Floor to ceiling wall tiles, 1600mm bath tub.
- ✓ Sink mixer chrome all bathrooms.
- ✓ Semi Frameless shower screen as per drawing.
- ✓ 20mm Ultra white stone top free standing vanities to all bathrooms.



## Laundry

- ✓ Tiles splash back.
- ✓ Top and bottom cabinet for full laundry.
- ✓ Waterproofing as per Australian standard (Oil based waterproofing as discussed).
- ✓ Melamine laundry cabinet with 20mm standard stone as per drawing.
- ✓ Standard laundry tub.

## Balustrade

- ✔ Metal/Glass balustrade to the balcony with pin fixed.
- ✔ Metal/Glass/ Timber balustrade to the void if necessary.

## Air con

- ✔ 16.0 Kwh Daikin Ducted air-conditioner., 4 zones, 1 controller.

## Plumbing

- ✔ All Plumbing works as per Australian Standard.
- ✔ Storm water plumbing as per Australian Standard.
- ✔ Water points for fridge.
- ✔ Round shape air con vent to all rooms and common area.

## Landscaping

- ✔ Standard Landscaping for the house. Entry pedestrian walkway will be provided, Steps from footpath to porch.
- ✔ Supply and installation of landscaping turf as per Basix and plans to meet the OC requirements.
- ✔ Supply and installation of finishes are per design to reflect architectural. Plans (color bond fence in the Franny flat side for the privacy)

## Council & Statutory Authority Requirement

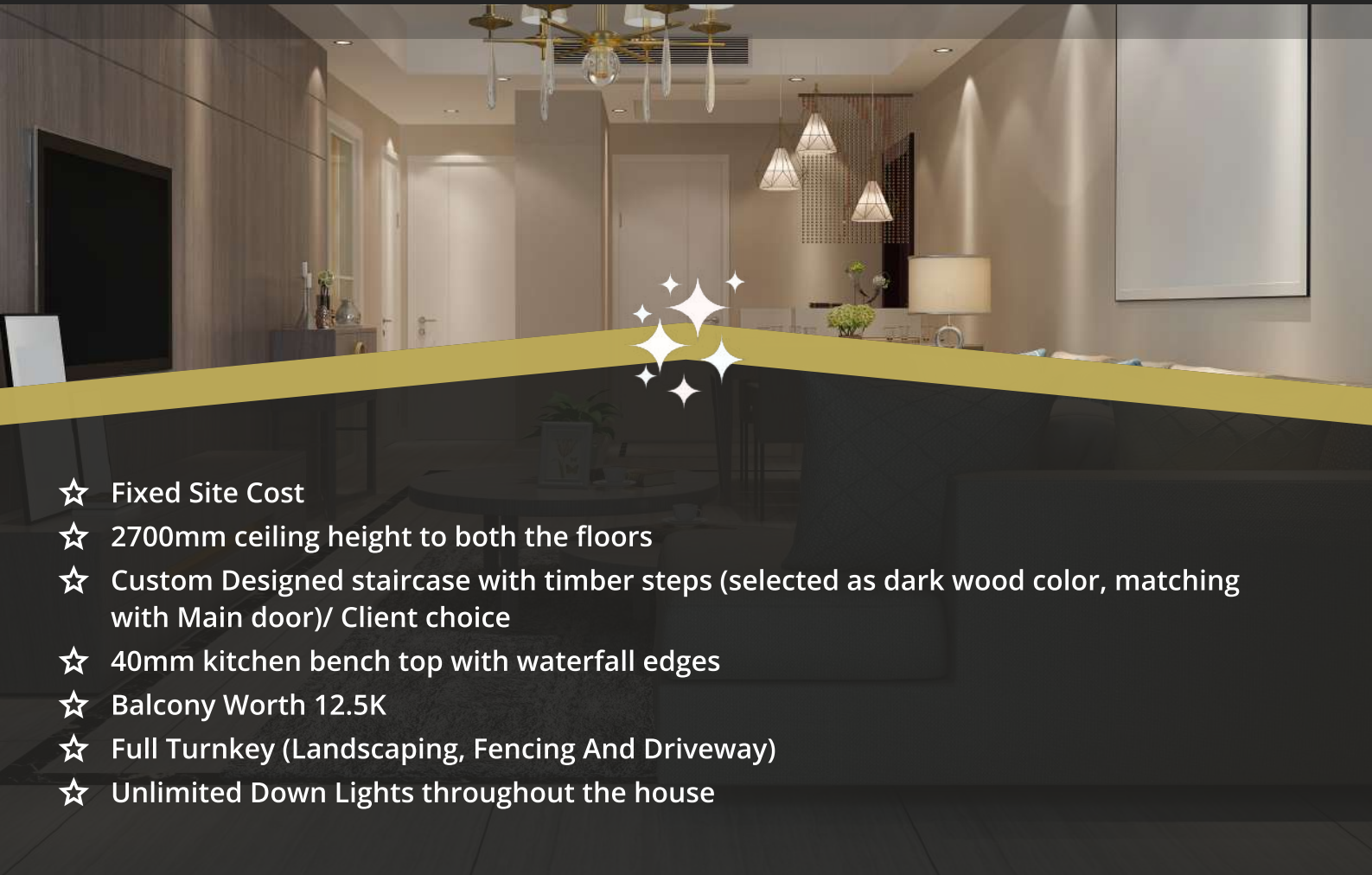
- ✔ Sediment control Fencing including Trade waste receptacle in accordance with the Environmental Protection Authority EPA requirements.
- ✔ AS/NZS 3000-2000 electrical requirements. Safety switches to Fridge and light circuits and Isolating Switch for wall oven.
- ✔ Roof Guardrail allowance as required by Work Cover Authority.
- ✔ Temporary constructing fencing.
- ✔ Onsite toilet hire.



## Completion and Final Certificates

- ✓ Internal and external house clean.
- ✓ Removal of construction rubbish at the end of the construction phase.
- ✓ 6 years structural warranty.
- ✓ 60 days maintenance period.
- ✓ Occupation certificate.
- ✓ Electrical, smoke alarm certificate.
- ✓ General plumbing certificate.
- ✓ Termite protection certificate.
- ✓ Wet area waterproof certificate.
- ✓ Glazing certificate.
- ✓ Preconstruction & post construction Survey and Peg out report.
- ✓ Metal and Glass compliance certificate.
- ✓ Shower screen certificates.

## UPGRADED SUPREME PACKAGE WORTH \$50000

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- ☆ Fixed Site Cost
  - ☆ 2700mm ceiling height to both the floors
  - ☆ Custom Designed staircase with timber steps (selected as dark wood color, matching with Main door)/ Client choice
  - ☆ 40mm kitchen bench top with waterfall edges
  - ☆ Balcony Worth 12.5K
  - ☆ Full Turnkey (Landscaping, Fencing And Driveway)
  - ☆ Unlimited Down Lights throughout the house

DISCLAIMER: Photographs & Graphic impressions are representative only to finishes available and may not reflect the finish to the standard design and may also depict fixtures, finishes & features not supplied by Paramount Construction and Property such as, but not limited to, landscaping & outdoor features, furnishing, decorative items, window furnishing. Dimensions are approximate only and may vary according to façade. Paramount Construction and Property reserves the right to revise specifications, inclusions, materials and suppliers without notice.



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RENOVATIONS AND ARCHITECTURES**

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