



**PARAMOUNT**  
CONSTRUCTION AND PROPERTY



# SUPREME 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 Fixed site cost.
- ✓ 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

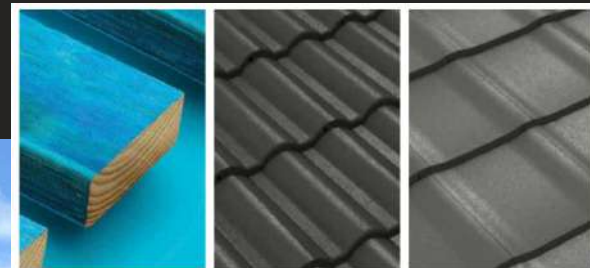
- ✓ Timber frame 90x45 Construction in H2 Termite treated
- ✓ Floor System as per the current Smart frame guidelines, and the approved Structural design with termite protected @450mm spacing. High thick sound resistance timber flooring.
- ✓ Double joist timber framing with engineering timber where required

## 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

- ✔ 2700mm ceiling height to Ground floor and 2700mm 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 timber steps (selected as dark wood color, matching with Main door) / 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.
- ✓ Hybrid floor first floor with high thick flooring with sound resistance underlay. No sound when stepping on the 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.
- ✔ Down lights to the garage.
- ✔ Unlimited down lights throughout the house.
- ✔ 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 40mm bench top Ultra white 1000\*1600 with waterfall edges.
- ✔ 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

- ✔ Full turnkey 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.



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RENOVATIONS AND ARCHITECTURES**

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