

STANDARD INCLUSIONS

Updated on 20 JUNE, 2018

GOLD KEY
 CONSTRUCTIONS PTY LTD


PORCH - External	DESCRIPTION	MODEL / ITEM NO.
Lighting	Double LED flood light with sensor	DHFLASBOW
Downlights	1 x 10 watt white integrated flat LED dimmable down light	10WWIFLDD
Double deadlock to front door	Lockwood - paradigm dead bolt round nose	005/B1CD5PK
Concrete Slab - whole house	Plain finish concrete to engineers specifications	
Ceiling Lining	Fibre cement sheet	
ENTRY	DESCRIPTION	MODEL / ITEM NO.
Down Lights	4 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	1 x double white power point Hager slimline silhouette range	WBSP25-WH
Ceiling Height Standard - whole house	2550mm height	
Ceiling Height 2 Storey Homes - whole house	2700mm to ground floor and 2400mm to first floor	
Door Type	Hume Newington Vaucluse Premier XVP11, XN1, XN5, XN6, XN7, XN16 clear glazing and painted finish. 2040mm high x 820mm wide	HUME DOORS
GARAGE - with Externals	DESCRIPTION	MODEL / ITEM NO.
General Description	Double garage with tiled hip roof including 4800mm nom. wide Colourbond sectional overhead door to front, plaster ceiling, concrete floor and fibre cement infill above garage front door opening. Note: flat roofed garages will have metal deck roof cover in lieu of tiled roof	
Single Roller Door - if applicable	Steel-line panelift colourbond sectional lift up door (Slimline, Glacier, Ranch, Flat Line & Heritage)	Steel-line
Double Roller Door - if applicable	Steel-line panelift colourbond sectional lift up door (Slimline, Glacier, Ranch, Flat Line & Heritage)	Steel-line
External Entry Door - Garage to outside house	External garage access door 2040mm high flush panel ply door	HUME DOORS
Internal Entry Door - Garage to inside house	Internal access door 2040mm high hinged redicoat flush panel door	HUME DOORS
Garage Ceiling	10mm plasterboard	
Lighting	2 x diffused double flourescent lights	Electrical Supplier
Power Points	2 x double white power points Hager slimline silhouette range	WBSP25-WH
Flooring	Plain finish concrete	
MASTER BEDROOM	DESCRIPTION	MODEL / ITEM NO.
4 Down Lights (Bedroom)	White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight	Electrical Supplier
Power Points	2 x double white power points Hager slimline silhouette range	WBSP25-WH
Power Points with USB	1 x double white power point with USB by Hager	WBVT75
TV Aerial Point	Visage white - Quad Shield TV Point	WBMTV75PF-WH
Windows	Aluminium improved by A & L Windows	A&L WINDOWS
Door Type and Size	2040mm high hinged redicoat flush panel door	HUME DOORS
Flooring	Carpet from Category 2 range / 12mm Laminate Flooring	CATEGORY 2 RANGE
ROBE	DESCRIPTION	MODEL / ITEM NO.
Robe	As per plan with single shelf 1650mm high approx. and chrome hanging rail with an aluminium framed vinyl or mirror sliding door with nest of shelves @ 400mm wide	
Walk-in Robe Door - Opening or Cavity Sliding	2040mm high hinged redicoat flush panel door	HUME DOORS
Downlights (WIR)	2 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Flooring	Carpet from Category 2 range / 12mm Laminate Flooring	CATEGORY 2 RANGE
MASTER ENSUITE	DESCRIPTION	MODEL / ITEM NO.
Frameless Glass Shower Screen	Premium Oz frameless clear glass shower screen with swing door or fixed glass panel only (no door)	
Niche to shower wall	300mm high x 500mm wide tiled to match wall tiles	
Hand Held Shower Head	Jess round rail with 3 function shower head	TP1171
Wet Area Plaster Board & Pre Tile Waterproofing		
Downlights	2 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	1 x double white power point Hager slimline silhouette range	WBSP25-WH
Stone Vanity Tops	20mm Stone Benchtops with 40mm edging. Choic of Sparkling White 1210, Platinum Black 1240, Dapple White 1220, Sugar Rush 1270 Crystal 1290, Black Pearl 1190, Mottle Grey 1250, White Burst 1200	SMART STONE/ STONE AMBASSADOR
Vanity Cupboard	Polytec Cabinets Laminate matte or sheen finish with 200mm high tiled splashback as per plan	
White Porcelain Basin	Number as per plan. Choice from list in Internal Fixtures on Page 4	
Chrome Taps	Jess pin handle basin mixer - Chrome	WT6651

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Chrome Toilet Roll Holder	Caroma Enix - Chrome	2287-04
Towel Rail - Standard	Caroma Enix - Chrome	2289-04
Mirror	Premium Oz polished edge full width above vanity units	
Dual Flush White Porcelain Toilet	ECT Qubi II toilet suite or ECT Monarch toilet suite both with soft closing seat	
Ceramic Wall Tiles	Western Distributors Category 2 range. As shown on plan.	CATEGORY 2 RANGE
Ceramic Floor Tiles	Western Distributors Category 2 range. As shown on plan.	CATEGORY 2 RANGE
Privacy Lock	To entry door	
Ceiling Exhaust Fan	3 in 1 fan/2 globe heater/light	BR311C
BEDROOMS 2,3,4 & 5	DESCRIPTION	MODEL / ITEM NO.
Downlights	2 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	2 x double white power points Hager slimline silhouette range	WBSP25-WH
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
TV Aerial Point	Visage white - Quad Shield TV Point by Hager	WBMTV75PF-WH
Windows	Aluminium improved by A & L Windows	A&L WINDOWS
Door Type and Size	2040mm high hinged redicoat flush panel door - width as shown on plan	HUME DOORS
Robe - Standard - As applicable	As per plan with single shelf 1650 high approx. and chrome hanging rail with an aluminium framed vinyl or mirror sliding door and 4 fixed shelves @ 500mm wide	
Walk-in Robe Door - Opening or Cavity Sliding	Painted finish flush panel door	HUME DOORS
Downlights	2 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Flooring	Carpet from Category 2 range / 12mm Laminate Flooring	CATEGORY 2 RANGE
THEATRE	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	3 x double white powers point Hager slimline silhouette range	WBSP25-WH
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
TV Aerial Point	Visage white - Quad Shield TV Point	WBMTV75PF-WH
Windows	Aluminium improved by A & L Windows	A&L WINDOWS
Door Type and Size	2040mm high hinged redicoat flush panel door - width as shown on plan	HUME DOORS
Flooring	Carpet from Category 2 range / 12mm Laminate Flooring	CATEGORY 2 RANGE
STUDY	DESCRIPTION	MODEL / ITEM NO.
Downlights	2 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	2 x double white power points Hager slimline silhouette range	WBSP25-WH
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
Windows	Aluminium improved by A & L Windows	A&L WINDOWS
Door Type and Size	2040mm high hinged redicoat flush panel door - width as shown on plan	HUME DOORS
Flooring	Carpet from Category 2 range / 12mm Laminate Flooring	CATEGORY 2 RANGE
KITCHEN	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	3 x benchtop double / Dishwasher x 1 double / Refrigerator x 1 double	
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
Bench Tops	Stone benchtop 20mm Stone Benchtops with 80mm edging. Choice of Sparkling White 1210, Platinum Black 1240, Dapple White 1220, Sugar Rush 1270 Crystal 1290, Black Pearl 1190, Mottle Grey 1250, White Burst 1200	SMART STONE/ STONE AMBASSADOR
Kitchen Cabinets (Base and Overhead)	Polytec Kitchen Cabinets Laminate matte or sheen finish. 1 bank of 3 drawers with cutlery insert and soft close drawer runners	
Canopy Range Hood	900mm stainless steel and curved glass rangehood	FHEE91A95-2
Cooktop	Bellissimo 900mm gas cooktop	TB95GWSS-3
	OR Bellissimo freestanding oven and cooktop	BGEFTSS-3
Electric Fan Forced Oven	Bellissimo 900mm, 100 litre electric fan forced oven	TB90FSS-5
	OR Bellissimo freestanding oven and cooktop	BGEFTSS-3
Dishwasher Ready (Dishwasher NOT Included)	Opening will accommodate a 600mm wide dishwasher and GPO connections (water)	
Stainless Steel Double Bowl Sink with Drainer	Alpha International Alfa Brisbane 1 ^{1/2} Bowl	706185-1 ^{1/2}
	OR Alpha International Alfa Brisbane double bowl	706190-DOUBLE
Chrome Goose Neck Sink Mixer	ECT Jess Goose Neck Mixer with pull out head	WT4122
Splash-Back (as per plan detail)	Tiles to be 600mm high unless stated otherwise OR Premium Oz Category 1 glass splashback in a range of colours Zurich, Think, Pablo, Oyster Shell, Avalon or Black Ink	PREMIUM OZ
Soft Closing	Included to hinged doors and drawers	
Cutlery Drawer	Built in Cutlery Tray	
Windows	Aluminium improved by A & L Windows	A&L WINDOWS
Flooring	Tiled as per plan	CATEGORY 2 RANGE

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PANTRY	DESCRIPTION	MODEL / ITEM NO.
Downlight	1 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	2 x double white power point Hager slimline silhouette range	WBSP25-WH
Shelving	4 x fixed melamine shelves	
DINING ROOM	DESCRIPTION	MODEL / ITEM NO.
Downlights	2 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	2 x double white power point Hager slimline silhouette range	WBSP25-WH
Windows	Aluminium improved by A & L Windows	A&L WINDOWS
Door Type and Size	2040mm high hinged redicoat flush panel door - width as shown on plan	HUME DOORS
Flooring	Carpet from Category 2 range / 12mm Laminate Flooring	CATEGORY 2 RANGE
LIVING ROOM / LOUNGE	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	3 x double white power points Hager slimline silhouette range	WBSP25-WH
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
TV Aerial Point	Visage white - Quad Shield TV Point	WBMTV75PF-WH
Windows	Aluminium improved by A & L Windows	A&L WINDOWS
Door Type and Size	2040mm high hinged redicoat flush panel door	HUME DOORS
Flooring	Carpet from Category 2 range - as shown on plan	CATEGORY 2 RANGE
FAMILY ROOM	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	3 x double white power points Hager slimline silhouette range	WBSP25-WH
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
Windows	Aluminium improved by A & L Windows	A&L WINDOWS
Door Type and Size	2040mm high hinged redicoat flush panel door - width as shown on plan	HUME DOORS
Flooring	Carpet from Category 2 range / 12mm Laminate Flooring	CATEGORY 2 RANGE
TV Aerial Point	Visage white - Quad Shield TV Point	WBMTV75PF-WH
MAIN BATHROOM	DESCRIPTION	MODEL / ITEM NO.
Entry Door	Hume Doors & Timber Hume internal flush panel door 2040mm high - width as per plan	HUME DOORS
Bath Tub	Caroma Vivas 1675mm bath 71 wide	VI7W
Bath Spout	Caroma V7703 Spout.	V7703
Shower Head Hand Held	Jess TP1171	TP1171
Shower Rail	ECT Rain jet shower rail	TP1138
Frameless Glass Shower Screen	Premium Oz frameless clear glass shower screen with swing door or fixed glass panel only (no door)	
Shower Base	Insitu or Hebal hob tiled shower base	
Wall Tiles	Wall tiled to 2 metres high from Category 2 range - as shown on plan	CATEGORY 2 RANGE
Niche to shower wall	300mm high x 500mm wide in wall as shown on plan	
Wet Area Plaster Board & Pre Tile Waterproofing	To Australian Standards	
Downlights	2 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
Power Points	1 x double white power point Hager slimline silhouette range	WBSP25-WH
Deluxe Range Stone Vanity Tops	20mm Stone benchtop with 40mm edging. Choice of colours: Beton 1191, Charcoal Wash 1360, Cimento 1231, Cookie 1350, Fossil 1444, Iron 1340, Kirec 1071, Marvel 1390, Moonstone 1420, Nutmeg 1410, Pearl White 1320 and White Truffle 1395	SMART STONE/ STONE AMBASSADOR
Vanity Cupboard	Polytec Cabinets Laminated matte or sheen finish with 200mm high tiled splashback as per plan	
White Porcelain Basin	Number as per plan. Refer to list in Internal Fixtures Page 4	
Chrome Taps - Bath	ECT Jess pin handle bath mixer - Chrome	WT509B
Chrome Taps - Basin	ECT basin mixer - Chrome	WT6651
Chrome Toilet Roll Holder	Caroma Enix - Chrome	2287-04
Towel Rail - Standard	Caroma 600mm Enix single towel rail	2289-04
Mirror	Premium Oz polished edge full width above vanity units	
Ceramic Wall Tiles	Western Distributors Category 2 range. As shown on plan.	CATEGORY 2 RANGE
Ceramic Floor Tiles	Western Distributors Category 2 range. As shown on plan.	CATEGORY 2 RANGE
Privacy Lock	Privacy lock fitted to door	
Ceiling Exhaust Fan	3 in 1 fan/2 globe heater/light	BR31C
TOILET	DESCRIPTION	MODEL / ITEM NO.
Dual flush toilets	ECT Qubi II toilet suite or ECT Monarch toilet suite both with soft closing seat. White dual flush porcelain	QUBI11
Floor Tiles	Western Distributors Category 2 range. As shown on plan.	CATEGORY 2 RANGE
LAUNDRY	DESCRIPTION	MODEL / ITEM NO.

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Downlights	1 x White Astro 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	Electrical Supplier
External Light	Sensor light	
Power Points	2 x Double white power point Hager slimline silhouette range	WBSP25-WH
External Door	Aluminium sliding door or Hume XF3 painted and clear glazed door with aluminium window to one side	
Door Type and Size	Hume ply door 2040mm high - width as shown on plan	HUME DOORS
Flooring	Tiles from our Category B Range	CATEGORY 2 RANGE
Taps	ECT Jess laundry sink mixer	WT6096
Trough	ECT Lavassa stainless steel laundry trough 45 litre	SSA28
	Alfa 45 metal laundry trough	706220
Splash-back	As shown on plan	
Washing Machine Connections	Washing machine stops mounted in cupboard Caroma (Nogging support for dryer)	V7705
Towel Ring	Caroma Enix	2295-04
Bench Tops	Stone benchtop 20mm Stone Benchtops. Choice of Sparkling White 1210, Platinum Black 1240, Dapple White 1220, Sugar Rush 1270 Crystal 1290, Black Pearl 1190, Mottle Grey 1250, White Burst 1200	SMART STONE/ STONE AMBASSADOR
Cupboards (as per plan)	Polytec Cabinets Laminate matte or sheen finish with 200mm high tiled splashback as per plan	
ALFRESCO (Where included)	DESCRIPTION	MODEL / ITEM NO.
Power Point	External power point	
Ceiling Fan	3 speed ceiling fan in gloss white or satin chrome	

OTHER INCLUSIONS		
PRELIMINARY	DESCRIPTION	MODEL / ITEM NO.
Obligation Free Site Appraisal	Gold Key will visit your site free of charge	
Fixed Price Contract	Gold Key price does not change unless you make a change	
Soil Report	Soil test completed to determine your slab design	
Engineer Designed Slab	Fully engineered slab desing	
Working Drawings	Drawings by our draftman, so that our contractors can build your home	
Electrical Layout Drawings	Approved electrical plans for the electrical fitout	
Building Permit Application & Fees	Lodgement of Building Permit	
Public Liability Insurance	Insurance for all contractors working on site	
Builders Insurance	Builders warranty insurance to cover for peace of mind	
Energy Rating Assessment	Certificate to show your energy useage rating	
WARRANTY	DESCRIPTION	MODEL / ITEM NO.
180 Day Maintenance Warranty	6 month service warranty on your new home	
25 Year Structural Guarantee	Refer to Gold Key Guarantee Flyer in your 'Welcome Pack'	
12 Month Manufacturers Warranty	Rangehood, Hotplate, Oven, Hot Water Service, Solar Unit	
SITE WORKS AND ALLOWANCES	DESCRIPTION	MODEL / ITEM NO.
Foundations/Fall of Land	Class 'M' Concrete Slab with maximum 600mm fall to site	
Temporary Fencing & Portable Toilet	As required	
Roof Safety Rail	As required	
Scaffolding	As required	
Termite Treatment	As required	
Silt Protection	As required	
Waste Bin/Cage		
DOORS, LOCKS, HANDLES	DESCRIPTION	MODEL / ITEM NO.
Main Entrance Door	Hume Newington XN6, XN7, XN16 clear glazing and painted finish	HUME DOORS
Rear Garage Door	Weatherproof ply door (where required)	HUME DOORS
Alfresco / Patio	Aluminium sliding door with key lock	HUME DOORS
Laundry Door	Aluminium sliding door with key lock or Hume XF3 timber door (where required)	HUME DOORS
External Front Door Lock	Lockwood Nexion front door lock	LOCKWOOD
External Door Locks	Lockwood District or Vacinity door handles	LOCKWOOD
Internal Door Handles & Locks	Lockwood Velocity 63mm Internal door handles in satin or polished chrome	LOCKWOOD
Garage Door/s with Two Handsets and Wall Mounted Opener	Steel Line Garage Doors Slim Line, Glacier, Ranch, Flatline, Heritage	STEEL LINE
Flyscreens to all Sliding Doors	Fibre glass mesh fly screens	HUME DOORS
Quality Sliding Doors	A&L Windows & Doors Aluminium in a range of colours	A&L WINDOWS
Door Stops	To all internal and external swinging doors	A&L WINDOWS
Kitchen and Vanity Handles	Selected from Category 2 range	CATEGORY 2 RANGE
WINDOWS	DESCRIPTION	MODEL / ITEM NO.
Quality Sliding Windows	A&L Windows & Doors Aluminium in White, Surfist, Merino, Dune, Jasper, Precious Silver, Woodland Grey, Monument, Black	A&L WINDOWS

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PAINT	DESCRIPTION	MODEL / ITEM NO.
Three Coat Paint System Throughout - Walls and Ceilings	Haymes Newlife Paints First Coat Prep Ultraseal Undercoat, Top Coat x 2 in Ultra Premium Interior Expressions Low Sheen Acrylic Low BOC	HAYMES
Doors, Skirting & Architraves in Gloss Paint	Haymes Ultra Premium Ultra Seal, Top Coat Newlife High Gloss Enamel	HAYMES
External Grade Paint	Where required	HAYMES
CONNECTIONS	DESCRIPTION	MODEL / ITEM NO.
Underground Electricity Mains Connected to Main Switchboard		
Telephone Point with Connection Allowance	NBN ready connection	
Gas Connection up to 20 metres		
PLUMBING AND DRAINAGE	DESCRIPTION	MODEL / ITEM NO.
Garden Taps at Front and Rear of Property	Standard garden tap	
Connection to Mains Water Supply		
Sewer Line - allowance 12 metres to main connection point		
Stormwater - allowance 20 metres from house to connection point		
Large Capacity Solar Hot Water System	Chromagen single or double solar system / continuous flow hot water booster only	CATEGORY 2 RANGE
INSULATION	DESCRIPTION	MODEL / ITEM NO.
Ceiling	Bradford Insulation R3.5 batts to living areas only (Subject to Energy Rating Report)	BRADFORD INSULATION
External Walls	Bradford Insulation R1.5 batts and silver foil wraps (Subject to Energy Rating Report)	BRADFORD INSULATION
EXTERNAL FIXTURES	DESCRIPTION	MODEL / ITEM NO.
Bricks	Austral Bricks Homestead Redgum, Blackwood, Buff, Access Ash, Access Fawn, Settlers Mannagum, Access Parchment, Harvest Buckwheat, Beachwood, Mannagum, Cream Access, Ruby Access	CATEGORY 2 RANGE
Concrete Roof Tiles 23° Pitch	Bristle Roofing Classic Range - Mulga, Choc Royale, Char Grey, Gun Metal, Charcoal, Shadow	CATEGORY 2 RANGE
	Bristle Roofing Prestige Range - Palladium, Titanium, Tungsten, Carbon, Carbide	CATEGORY 2 RANGE
Colourbond Metal Fascia, Gutter and Downpipes	Colourbond Surfist, Evening Haze, Classic Cream, Paperbark, Shale Grey, Dune, Cove, Pale Eucalypt, Woodland Grey, Windspray, Gully, Mangrove, Deep Ocean, Cottage Green, Wallaby, Jasper, Basalt, Manor Red, Night Sky, Ironstone, Terrain, Monument	CATEGORY 2 RANGE
INTERNAL FIXTURES	DESCRIPTION	MODEL / ITEM NO.
Cornice	75mm cove cornice - Boral Plaster	USG BORAL
Skirting and Architraves	Hume 67 x 18 MDF architraves and skirting	VIC101906
Door Handles & Locks	Lockwood Velocity 63mm internal door handles in satin or polished chrome	LOCKWOOD
Light Switches	Hager Visage white light switches (1G - 6G)	HAGER
Dimmer Switches	3 x dimmer switches. Location as selected.	Electrical Supplier
Power Points	Hager Visage white power point throughout	Electrical Supplier
	Cyber Range power point to kitchen splashback only	Electrical Supplier
Smoke Detectors Direct Wired to Main Power	Australian Standard Approved smoke detectors	Electrical Supplier
Basin (Select from range)	ECT Lois (Insert Basin)	WB4583
	ECT Como (Semi Recessed)	WB5043
	ECT Guarda (Semi Recessed)	WB5534
	ECT Sorrento (Above Counter)	WB4737
	ECT Artistic (Above Counter)	WB4047
	ECT Odyssey (Above Counter)	WB5577
	ECT Picasso (Above Counter)	WB5443
	ECT Massimo (Above Counter)	WB4076C
	ECT Viola (Above Counter)	WB4419
	ECT Eternal (Above Counter)	WB4030
	ECT Vivo (Above Counter)	WB4044
HEATING	DESCRIPTION	MODEL / ITEM NO.
Ducted Heating	Braemar Ducted Heating (18kw) to 8 points with manual controller	BMQ1150
COOLING	DESCRIPTION	MODEL / ITEM NO.
Ducted Evaporative Cooling	Refer to ABN	
OTHER	DESCRIPTION	MODEL / ITEM NO.
Wall Framing	MGP10 pine framing throughout	
Internal & External	Professional builders clean pre handover	
Site Visits	3 x scheduled site visits with Gold Key Supervisor	
Skirting Tiles to Wet Areas	100mm high skirting tiles	
Street Number	225mm x 300mm Backing Panel with street number and/or address. Backing panel comes in a range of finishes ie: Glass, Brushed Aluminium, Brass, Slate, Clear Acrylic, Frosted Acrylic, Granite or Oak. Gold Key will install this sign with Brushed Aluminium Mounts. A range of text colours and type faces available.	
STAIRCASE - DOUBLE STOREY HOME ONLY	DESCRIPTION	MODEL / ITEM NO.
Maple Timber Handrail and Newel Post with Clear Finish	Gowling Stairs MDF staircase carpet finish with timber hand rail mounted to wall if applicable OR as stated on plan	

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