



ABN 90 089 599664

ACN 089 599664

LIC No 110116C

At S.T.R we pride ourselves in producing a home for you with inclusions and a finish superior to all our competitors. Being a FAMILY run and operated local business it is in our own interest to meet all your requirements and expectation in design and finish.

We have a wide range of plans which have evolved over the last 38 years in the building industry. Our personal design service allows you to design and contribute to your new home, at no extra cost. S.T.R will price your plan or ours with the "Standard Inclusion List" and your choice of additional inclusions.

INCLUSION LIST

General

- Computer Design Service, which is of no cost to you.
- Basic excavation to a level site P.C \$800.00
- All building/Council Application fees.
- Home warranty insurance and registration.
- Third Party and Public Liability Insurance.
- Water fees & Sewerage fees to standard town blocks.
- Foundation design allowed complying with the Building Code of Australia Type 'M'.
- All priced on a concrete slab unless otherwise requested.
- Engineered Truss roofs. Termite Treated
- Engineered Wall Frames. Termite Treated
- N2 wind loading design.
- 6 months Maintenance Warranty.
- 7 year Structural Guarantee.
- White Ant treatment to ASA Standards.
- R 3.0 bats to all living area ceilings
- R 2.0 bats to all living external walls
- Sisilation paper (insulation) to all roof and external walls.

Kitchen

Laminated kitchen cupboards with post form edge to tops.

- Doors/Drawers/Panels – 16mm melamine with 2mm PVC edges.
- Handles from 'standard' range.
- Laminated Kick Boards
- 1 ¾ bowl stainless steel sinks.
- Stainless steel Fan-Forced Electric Oven/ Gas Cook top to P.C allowance.
- Stainless steel retractable Range hood.
- Chrome Mixer Tap
- 600mm tiling to kitchen splash back to \$40 sqm.

The ultimate design and look of your kitchen, as per the plan is left to you. You meet with our Cabinet makers and design your kitchen to the P.C allowance.

Ensuite, Bathroom & W.C

- Vanities to P.C allowance (custom built or ready-made).
- Tap ware to the P.C allowance
- Floor tiles to all wet areas or as shown P.C \$40.00 p/sqm.
- 600mm high tiles to splash backs where possible and 1800mm to showers P.C \$40.00 p/sqm.
- Mirrors
- Dual flush toilet system.
- White Bath or Spa if required.
- Soap Holders to all baths & showers
- Towel rails & Toilet roll holders to bathrooms & Toilets.
- Clear glass shower screens – p/door.

Laundry

- Stainless steel tub cabinet with bi-pass.
- Tiling to floor and skirting and tub splash back 400mm to \$40.00.

External Inclusions

- Brick allowance of \$803/1000 @ our buying rate.
- Natural raked brick mortar joints or to owners choice (cost adjustment).
- Colorbond corrugate Roof
- Colorbond Fascia & Gutter.
- Aluminum Windows from 'standard' colour range.
- Fly screens to all aluminum windows & doors.
- Garage door Colorbond roll-a-door or Tilt-a-Door if indicated on drawing.
- Underground single phase power to 15m.
- Water connection back to 10m.
- External sewage up to 30m.
- Fully painted inside and outside to clients choice of maximum of 3 colours.
- 135L gas storage Hot water system
- Clothes line installed.
- Lanes or similar locks to all doors.

- Concrete Patios broomed finish

Internal Inclusions

- Built-in robes with Aluminum doors, bank of shelves and rail.
- Smoke detectors as per plan
- Ample light points
- Ample single and double power points.
- Circuit breakers to all circuits
- RCD Power safety cutout to all power points
- TV point with splitter, TV Antennae.
- 1x36 watt Fluorescent light to garage.
- 1x500watt floodlight
- 1x2way switch
- MDF Skirting and Architraves.
- 90mm Cornice.
- 2400mm ceiling height OR 2550 OR 2700 if requested when quoting.
- Villaboard sheeting to all wet areas.
- Plasterboard sheeting to all other areas.
- Garage finished with plasterboard and fully painted.
- House cleaned internally and externally and all construction debris removed.
- Carpet to Bedrooms & Lounge
- Vinyl to Living areas
- Vertical blinds to all windows and external glass doors
- Ducted Evaporative cooling
- Ducted Natural Gas heating
- Dishwasher
- Concrete Driveway

PREMIUM RANGE

- Carpet to Bedrooms
- Vertical blinds to all windows and external glass doors
- Ducted Evaporative cooling
- Ducted Natural Gas heating
- Dishwasher
- Tiles to all Living areas
- Light fittings

Upgrade to our “Green Package”

(Choose one or more of the following)

- Solar Hot water
- Upgrade Insulation
- Water tank.
- Upgrade windows
- Upgrade to more efficient water fixtures
- Bio-cycle septic system (country areas only)
- Energy efficient lighting.

Feel free to contact us to discuss any other questions you may have.

Thank you.

HEAD OFFICE

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WAGGA WAGGA OFFICE

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