

ALPHA 26.1 – INCLUSIONS

STANDARD INCLUSIONS (VICTORIA)

**SIPs = STRUCTURAL INSULATED PANELS*

FOOTINGS	HOT-DIP GALV FOOTINGS AND SUPPORTS. SUPPLIED BY 'SUREFOOT™'. (DESIGNED AND MANUFACTURED IN MELBOURNE, VIC).
SUBFLOOR SUPPORTS (BEARERS)	MGP10 90 x 45. (AUSTRALIAN SOURCED H3 TREATED PINE).
FLOOR	165mm SIPs PANELS. SUPPLIED BY 'STRUCTURAL PANELS AUSTRALIA'. (DESIGNED AND MANUFACTURED IN DAYLESFORD, VIC).
WALLS	115mm SIPs PANELS. SUPPLIED BY 'STRUCTURAL PANELS AUSTRALIA'. (DESIGNED AND MANUFACTURED IN DAYLESFORD, VIC).
STRUCTURAL FRAMING (PLATES/JAMBS/LINTELS)	MGP10 90 x 45. (AUSTRALIAN SOURCED H2 TREATED PINE).
ROOF	100mm TRIDEK 'CLASSIC' SIPs PANELS. SUPPLIED BY 'STRUCTURAL PANELS AUSTRALIA'. (DESIGNED AND MANUFACTURED IN DAYLESFORD, VIC).
FASCIAS/BARGES	COLORBOND STEEL. SUPPLIED BY 'STRUCTURAL PANELS AUSTRALIA'. (DESIGNED AND MANUFACTURED IN DAYLESFORD, VIC).
WINDOWS	DOUBLE-GLAZED AS A MINIMUM.
DOOR – EXTERNAL	HUME 'DURACOAT' 920 x 2040.
DOORS – INTERNAL	HUME 'FLUSH' 920 x 2040.
GUTTERS/GUTTER CLIPS	ICON PVC. (DESIGNED AND MANUFACTURED IN AUSTRALIA).
DOWNPIPES	HOLMAN 100mm PVC. (DESIGNED AND MANUFACTURED IN AUSTRALIA).
WEATHERBOARD CLADDING	DURAPLANK 230mm WIDE FIBRECEMENT BOARDS. (DESIGNED AND MANUFACTURED IN AUSTRALIA).

PLINTHBOARDS	ROUGH SAWN 150 x 25mm (AUSTRALIAN SOURCED H3 TREATED PINE).
INTERNAL FLOORING	GERFLOOR 'SENSO' VINYL SHEETING.
WET AREA LINING	VILLABOARD 6mm
WATERPROOFING	BAYSET 'WPM' SYSTEM.
SHOWER/ SHOWER SCREEN	ESTILO BRAND BASIN, SCREEN, ACRYLIC WATERPROOF WALL LINING.
TOILET	ESTILO CLOSE-COUPLED RIMLESS S-TRAP.
VANITY	ESTILO 400mm VANITY WITH CUPBOARD.
MIRROR CABINET	ESTILO 570mm WIDE CABINET WITH ADJUSTABLE SHELF.
HOT WATER	RINNAI HOTFLO 50L ELECTRIC HOT WATER HEATER.
KITCHEN JOINERY	KABOODLE 'CLASSIC' OR 'EVERYDAY'.
KITCHEN SINK	ESTILO SINGLE BOWL WITH DRAINER.
KITCHEN SPLASHBACK	BELLESSI 575mm x 4mm POLYMER SPLASHBACK.
ELECTRICAL	SWITCHBOARD, CLIPSAL 8 x DOUBLE POWER OUTLETS, 4 x DOUBLE LED BATTEN LIGHTS. 4 x CLIPSAL LIGHTSWITCHES.
PAINTING – EXTERNAL	TAUBMANS 'SUNPROOF' LOW SHEEN.
PAINTING – EXTERNAL (DOOR)	TAUBMANS 'SUNPROOF' GLOSS.
PAINTING – INTERNAL (BATHROOM)	TAUBMANS 'EASYCOAT' SEMI GLOSS.
PAINTING – INTERNAL	DULUX 'TEXTURE – FINE COVER' STUCCO EFFECT.
RAMP/DECK	MGP10. (AUSTRALIAN SOURCED H3 TREATED PINE).
MISCELLANEOUS	ALL REQUIRED GLUES, SCREWS, SEALANTS, WIRING, PLUMBING PIPES SUPPLIED.

ALPHA 26.1 – PRICE

DELIVERED	FROM JUST \$65,000 INC GST
ASSEMBLY	ESTIMATED \$40,000 - PLUMBING - TRENCHES FOR CONNECTION TO EXISTING SEWER AND STORMWATER. - LAYING OF SEWER AND STORMWATER SERVICES. - ROUGH-IN AND FIT-OFF OF EXTERNAL AND INTERNAL PLUMBING SERVICES. - COMPLIANCE CERTIFICATES. - ELECTRICAL - CONNECTION OF ELECTRICAL SERVICES. - ROUGH-IN AND FIT-OFF OF EXTERNAL AND INTERNAL ELECTRICAL SERVICES. - COMPLIANCE CERTIFICATES. - WATERPROOFING - WATER-PROOFING TO INTERNAL WET AREAS TO AS3740:2021. - COMPLIANCE CERTIFICATES. - BUILDER - INSTALLATION OF SURE-FOOT FOOTINGS. - ASSEMBLY OF SIPs PANELS AND ROOF. - INSTALLATION OF WINDOWS, DOORS, JOINERY. - INSTALLATION OF VAPOUR BARRIER, CLADDING. - ASSEMBLY OF DECK AND RAMP. - MISCELLANEOUS (BY BUILDER OR OTHERS). - LAYING OF FLOOR VINYL. - PAINTING. - LANDSCAPING ETC

