



GRACE HILL
BUILDING GROUP

SECURE CO
LIVING 
Apartments

Warranty Insurance

Building Permit Colour
Consultation Energy Rating
Report Soil Report & Feature
Survey Structural Engineer's
Report

Working Drawings

Site costs (up to P class slab, soil removal, excavation) Temporary fencing, silt pits, aggie drains (as required) Bored piers & suspended footing upgrades (PC Allowance, based on 300mm fall over house; excludes retaining walls)
Termite treatment A & B

Services & Connections

Sewer & stormwater connections
Electricity connection, incl. 3-phase (subject to underground pit availability)
3-phase TBS/Perm to switchboard, 1 light, 2 power circuits, 3 RCDs
Water meter (excludes under-road boring)
NBN run-in, pre-wiring, 2 boosters, and 7 data points

Accessibility & Compliance

Zero threshold entry door and Bedroom 1 sliding door
Ramp to front entry & Bedroom 1 external door
Grated drain at front entry (NCC compliant)



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External Structure

2700mm ceilings Double internal walls (as per plans)
Brick infills above external doors & windows Raked/rolled natural
colour mortar 450mm eaves around entire home Concrete roof tiles
(curved/flat profile)
Colorbond fascia, quad gutters, valleys, downpipes (100x50mm),
cappings & flashings
Double-glazed windows (living & bedrooms)
Single-glazed sliding external doors
Front awning
Aluminum framed windows (clear glass)
Flyscreens to all windows
Sliding doors fitted with diamond-pattern security screens

Internal Finishes

Solid core front door (2340mm) with keypad + key access Internal
living doors: solid (2040mm), with separate keypad & locks 10mm
recessed plasterboard to walls & ceilings
Wet area board & external ceiling linings
67x18mm bevelled edge MDF architraves & skirtings 75mm cove
cornice throughout Ceiling batts up to R4, wall batts R2, sisalation
wrap to external walls Built-in robes: white melamine shelf + hanging
rail
White door stops
Flush panel core doors to ensuites, cavity sliders to robes
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900mm freestanding cooker with induction hotplates 900mm
rangehood, ducted externally Dishwasher Inset double bowl sink with
drainer Kitchenettes: stone benchtop, overhead cupboards, bar fridge
space Tiled splashback Bank of cutlery drawers Stainless steel trough
in cabinet to laundry, twin laundry stops

Bathrooms & Ensuites

Tiled shower bases Semi-frameless clear pivot shower screens Floor-
to-ceiling wall tiles in ensuites Bedroom 1 ensuite:

Wall basin with pop-up waste

Chrome bottle trap, mirror above, Serena 35mm chrome cast mixer

Accessible fold-down shower seat (960x400mm, compact laminate)

DDA compliant back-to-wall toilet suite o Grab rails

(shower & opposite toilet)

Shower curtain & rail

Bedrooms ensuites:

2-door vanity units with semi-recessed basins Mirrors over vanities

Dual flush closed-coupled ceramic toilets

All bathrooms:

Shower rails, mixer taps, towel rings, toilet roll holders

Grab rail panels in ensuite walls & doors



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Electrical, Heating & Cooling

LED downlights throughout

4 x LED sensor lights (entry hall & passage)

Power points as per plans

Exhaust fans to each ensuite & kitchenette (flued)

Interconnected hard-wired smoke detectors

8 x external floodlights with sensors

7 x TV points

3 x Ecogina split heat pumps

Split system air conditioner to each bedroom & living room

8kW solar system with 23 x 440W Jinko panels, 8kW hybrid inverter & Fox 18.6kW

Flooring & Window Furnishings

Vinyl plank flooring to living rooms, entry hall, passage & main kitchen/common area

Ceramic tiles (450x450mm) to all wet areas

Roller blinds (block-out) to all windows

Blinds to doors



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Landscaping & External Works

60m² concrete driveway Landscaping: 60m² instant turf, 20m garden edging, 2m³ mulch, 25 plants, irrigation, 3m³ compost & fertiliser, grass seed to rear yard
1.8m² paved garden area per bedroom (on crushed rock & sand base)
Preformed pillar letterbox with street numbers (on concrete pad)
30LM internal timber paling fence with gates & locks
Clothesline to each apartment
External water taps to each apartment

Appliances

2 x commercial grade top-loading washing machines (PC Allowance)

Exclusions

Additional site cuts, alarm systems council / building overlays & applications contribution fees, levies, BAL reports protection works, arborist reports, flood overlays boundary fencing
replacement/repairs, retaining walls & aggie pipe systems, gas connections. Demolition of existing structures, traffic management, crane hire, overhead power protection, disconnection of existing services, rectification of damaged council assets.
Re-establishment surveys, report & consent applications
Performance solutions (if required)
Site rubbish removal (existing buildings)