

STANDARD INCLUSIONS



Our Key Points of Difference

External Features

- M Class concrete slab for moderately reactive soil conditions
- **Tiled concrete entry patio with slip resistant tiles**
- **Pest treatment with 50 years supplier warranty**
- Bricks from Austral Bricks (Everyday Life Range)
- Aluminum windows and sliding doors with obscure glass to wet areas
- Security keyed locks to all windows and sliding doors
- **XS26 Hume Savoy wide entry door with translucent laminate glass**
- **Lockwood Keyless Lock to the main entry**
- **Gainsborough Governor to the external laundry door**
- Deadlocks to Laundry & internal garage access door
- **Colorbond panel-lift garage door**
- Maintenance-free Colorbond metal fascia and slotted gutters
- Selected range of Monier concrete roof tiles
- **5 STAR 26 litre instantaneous gas hot water system**
- Hot Water system located in a brick work recessed box
- **Front and rear garden taps**
- **22.5 degree roof pitch**
- **450mm wide eaves including soffit lining**

Internal Features

- **75mm architraves and 75mm skirtings**
- 90mm cove cornices
- 2440mm ceiling height
- Taubmans washable vinyl 2 coat paint system with Microban technology
- 2 coat Paint finish to all internal woodwork
- Flush painted internal doors with Lane door furniture
- Privacy locks to ensuite, bathroom and master bedroom
- Linen cupboard with 4 Melamine shelves
- Walk-in wardrobe in master bedroom (subject to design)
- Built-in wardrobes to other bedrooms
- Door stops to all doors opening onto walls
- Ceramic floor tiles to all wet areas
- **National Broadband Network Provision throughout house including Power supply Unit, Network Termination Device & Single Power Point**
- 2 x TV points in nominated locations
- 2 x Phone points in nominated locations
- 1 x Cat 5 Data point
- **Plasterboard lined internal walls to garage in lieu of face brickwork**
- **Double power points to all power points**
- Gas Package including Cook top, Hot Water, Gas heating point
- BBQ Point to alfresco, if applicable.

Cont...

External Features

- ✓ Lockwood Keyless Entry
- ✓ XS26 Hume Newington wide entry door with translucent laminate
- ✓ 5 STAR 26 Ltr instantaneous gas hot water system
- ✓ Raised Alfresco
- ✓ 500x500mm external tiles

Internal Features

- ✓ Taubmans Endure Paint
- ✓ 500x500mm internal tiles

Kitchen

- ✓ Goose Neck Sink Mixer

Bathroom & Ensuite

- ✓ Floating style vanity cabinet with laminate cupboard doors in a range of colours and moulded vanity top
- ✓ Vertical Feature tiles strip to all showers



- Waterproofing to laundry floor

Safety & Security Features

- Construction risk insurance
- 6 year structural guarantee
- 90 day maintenance period
- Deadlocks to all external doors
- Deadlock to Garage /Hall door
- Keyed window locks to all windows & sliding doors
- Hard-wired smoke detectors with back-up battery
- Earth leakage safety switch protecting all power points

Services Included

- Free site inspection
- 90 day tender provided for your New Living Home Proposal
- Surveyor's fees for peg out and identification surveys
- Plan preparation and approval fees
- BASIX assessment to State Government requirements
- CDC lodgment, certification & Occupation approval
- Construction and warranty insurance premium
- Engineer's design fee & concrete slab inspection
- Soil Classification by Engineer
- Sydney Water standard approval fee
- Gas Connection Fees
- Site Security fencing up to 40 lineal metres
- All weather access control point
- Sediment control measures to comply with Council

Kitchen Features

- Designer kitchen
- Laminated cupboard doors in a range of colours
- New design square edged laminated bench top
- Fully lined adjustable shelves
- Soft close "Blum" metal drawer runners
- Soft close "Blum" door hinges
- One and a half bowl stainless steel sink
- 150mm Goose Neck Sink Mixer
- 600mm wide stainless steel multifunction oven
- 600 mm wide stainless steel cook-top
- 900mm wide stainless steel canopy range hood
- Plumbing and electrical provision for dishwasher
- **Ceramic tile splashback**
- 'Blum' Single extension drawer runners with soft close
- 'Blum' nickel plated hinges and hinge plates
- 900 wide benchtop to breakfast bar
- 950 wide Fridge space & 700mm depth

- Chrome plug and wastes
- **1m high frameless polished edge mirror to width of vanity**
- Framed shower screens with pivot door & clear safety glass in bathroom and ensuite
- **Ceramic toilet suite with soft close**
- 1.5m Designer white bath
- **Hand held dual function shower head & rail to all showers**
- **Chrome single lever tapware to all taps**
- **Chrome 900mm wide double towel rails in bathroom and ensuite**
- Vertical Feature tiles strip to all showers
- Ceramic wall and floor tiles in a range of colours
- Wall tiling to 2.0m in shower, 400mm over bath and one row of skirting tiles remainder
- Fan, light & heater combination to bathroom and ensuite (4 x heat lamps to bathroom, 2 x heat lamp to ensuite)
- Waterproofing in bathroom and ensuite

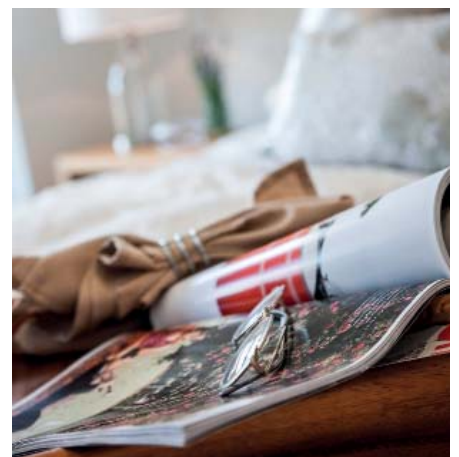


Bathroom & Ensuite Features

- Floating style vanity cabinet with laminate cupboard doors in a range of colours and moulded vanity top

Laundry Features

- Floating style
- 45 litre stainless steel sudsriser laundry tub with metal cabinet
- Chrome Sink Mixer
- Chrome Washing machine taps
- Ceramic wall and floor tiles in a range of colours
- One row of skirting tiles and two rows of splashback tiles over laundry tub
- Glazed panel to external laundry door



New Living Homes reserves the right to amend inclusions, specifications and suppliers without notice. Any item not listed above will incur additional cost. All internal and external decor items are excluded. Photos are indicative only, refer to specifications for full details. Effective February 2014.

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