



BELLRIVER'S
**BENCH
MARK**
INCLUSIONS.

**WHO'S
BUILDING
YOUR
HOME?**

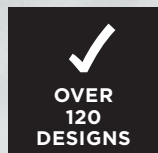
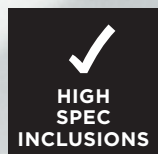
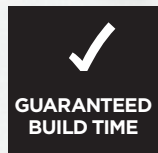


BELLRIVER



A NEW BENCHMARK.

Bellriver's standard is well above what is considered normal. Our 'everyday' list of inclusions sets a Benchmark that is well beyond the modest offering of other builders.



We don't offer a low price so that we can up-sell after you have signed the contract or pretend that we have included thousands of dollars of items "at no extra cost".

What we do offer is exceptional value and build quality and the industry's benchmark inclusions.

To this end, our 'standard' price includes 'essentials' like earthworks and slab piers. BASIX requirements, council fees and connections of services (not all builders include these). We also include: air conditioning, blinds, carpet and tiles, the dishwasher, microwave, light fittings and even the door bell.

No fine print. Nothing hidden. What is 'included' is a simple, transparent approach that delivers an up-front all inclusive quote.

Rest assured that the experience of building a Bellriver home will be every bit as enjoyable at the end as it is at the beginning.

The Bellriver Team





What to look for

We set the benchmark by providing these items as standard.

1. Completely 'built-in' designs featuring bulkheads to the ceiling with feature downlights
2. Stunning 'Caesarstone' benchtops
3. Hettich soft closers on all doors and drawers
4. Polytec doors and drawers are used throughout
5. Stainless steel appliances
6. Quality stainless steel gas cooktop, stainless steel dishwasher and built in microwave
7. A showpiece Westinghouse Group multi-function fan forced under-bench oven
8. 900mm stainless steel canopy rangehood.

KITCHENS

Our kitchens breathe life into a home. Accessible, practical and beautiful, they are designed by independent kitchen specialists who understand what it takes to create the perfect kitchen.

The full list

KITCHEN

- Kitchen layout is design specific and includes built-in bulk heads with feature downlights
- Square edge melamine laminated finish to doors, drawer fronts and end panels selected from an extensive range of Polytec colours
- Overhead cupboards with continuous laminate backboard behind rangehood
- Hettich soft closers to cupboard doors and drawers
- 'Caesarstone' 20mm benchtops with pencil round edges
- Hettich designer handles
- Cutlery drawer
- Quality double bowl inset sink
- Clark Round sink mixer – chrome

KITCHEN APPLIANCES

- Westinghouse 600mm stainless steel multifunction fan forced oven
- Westinghouse 600mm stainless steel gas four burner cooktop
- Westinghouse 900mm stainless steel recirculating canopy rangehood
- Westinghouse or similar 600mm stainless steel electronic dishwasher
- Westinghouse or similar 28 litre stainless steel microwave and trim kit

LAUNDRY

- Clark Stainless steel free standing laundry tub with white steel cabinet and chrome mixer tap.





What to look for

1. No plastic vanities, pans or cisterns here.
2. Vanities are high quality Australian made units with Polytec doors, soft closers and moulded tops.
3. Full ceramic pan and cistern with a soft close seat.
4. A choice of stone, marble or glass feature tiles.
5. Full metal quality tap ware and accessories, not coated plastic.
6. Flick mixers in laundry, kitchen sink and vanity unit.
7. Pivot shower screens with clear glass.
8. Chrome floor wastes.

BATHROOMS

Standout bathrooms are a delightful luxury that all Bellriver home owners enjoy.

The full list

VANITY UNITS

- Australian designed and built floating wall mounted vanity units with integrated acrylic basin and benchtop
- Large range of Polytec laminates as per Bellriver Homes colour selection
- Soft closers to cupboard doors and drawers
- Vanity sizes are design specific

MIRRORS

- Polished edge mirrors to suit width of vanity units

BATH TUB

- Stylus 'Basis' acrylic bath tub in white (*size depends on house design)

SHOWER SCREENS

- Bright silver framed shower screens with pivot doors and clear laminate glass

TAPWARE

- Clark Round Pin tapware in chrome
- Clark Round mixer taps in chrome to sink, laundry tub and vanity units

ACCESSORIES

- Stylus Venecia series chrome double towel rail to showers
- Stylus Venecia series chrome towel ring to vanities
- Stylus Venecia series chrome toilet roll holder to toilets

TOILET SUITES

- Vitreous china close coupled toilet suites with soft close seat



FIXED PRICE
CONTRACT.
NO HIDDEN
SURPRISES.



What to look for

1. Reverse cycle air conditioning
2. 3000 Litre slim water tank and pressure pump (on applicable designs)
3. Quality light fittings including oyster fittings and downlights
4. Fan light heaters in bathrooms
5. LED downlight to front porch
6. NBN ready home (Includes NBN hub with 1 x free to air TV point; 1 x pay TV point; 1 x phone point; 1 x data point; 1 x 4 way TV module; 1 x data module)
7. Carpet and floor tiles
8. Roller blinds
9. Electronic wireless plug-in door bell – unbelievable, some builders don't include one.

FINISHING.

Every area considered.
Every detail covered. Even reverse cycle air-conditioning is standard with Bellriver.

The full list

AIR-CONDITIONING

- Australian made ActronAir ducted reverse cycle fixed speed air-conditioning with 2x zones
- The Dual living design range comes with two x split system units i.e. one for each living area.

EXTERNAL TAPS

- 2 x per house

HOT WATER SYSTEM

- Instantaneous natural/LPG gas hot water system pre-set to 50°C (6 star rating)

GAS PLUMBING

- Internal gas plumbing to hot water system and gas cooktop

WATER TANK AND PUMP

- 3000 Litre water tank and pressure pump on applicable designs

CLEANING

- House clean, site tidy and high pressure brick clean on completion

SERVICES CONNECTIONS

- Single phase or Three phase underground power connection to suit standard 6m setback or maximum of 10m connection
- Single water connection to suit standard 6m setback or maximum of 10m connection
- Sewer connection up to 6m from house (Connection in Property Boundary)
- Stormwater connection to suit standard 6m setback or maximum of 10m connection
- Dual living home designs include for one service provider connection i.e. no separate metering (*Requests for separate metering are subject to supply authority approval and/or council approval)

STAIRCASE

- Enclosed MDF treads and risers (ready for carpet finish)
- Painted timber staircase with posts
- Handrail and balustrade (where applicable) on double storey designs

DOOR BELL

- Electronic wireless plug-in door bell

WINDOW FURNISHINGS

- Roller blinds to all bedroom and living area windows

INTERNAL PAINTING

- Taubmans 'triple coat system' includes 1 x coat of premium sealer and 2 x coats of premium low sheen acrylic
- Walls one colour
- Ceiling and cornice one colour
- Doors and skirtings and architraves one colour

EXTERNAL PAINTING

- Painted external doors and sidelights
- One colour to doors
- One colour to verandah posts and front and underside of verandah beam
- One colour to eaves
- One colour to steel lintels (*if applicable) and meter box
- One colour to PVC downpipes

WATERPROOFING

- Wet areas waterproofed to Australian Standards

TILING

- Ceramic wall and floor tiles to wet areas selected from Bellriver Homes extensive range of tiles
- Wall tiling 2000mm high in showers
- Wall tiling 500mm high above bath tub
- 1 x 75mm wide vertical feature to bathroom and ensuite showers
- Skirting tiles up to 300mm high to remainder of walls in bathroom, ensuite, separate toilet and laundry
- Tiled splashback up to 300mm high behind laundry tub
- Kitchen 600mm high splashback tiling
- Tiled splashback to 150mm high over vanity (under mirror)

ROBES AND CUPBOARDS

- Bedroom robes – one melamine top shelf and hanging rail
- Linen cupboards – four melamine shelves
- Broom cupboards (where applicable) – Top shelf only
- Coats cupboards (where applicable) – Top shelf and hanging rail

FLOOR COVERINGS

- Floor tiles to the living area from Bellriver Homes extensive range of tiles where shown on plans
- Carpet to remainder of home selected from Bellriver Homes range of carpet

ELECTRICAL

- Single phase or Three phase meter box including circuit breakers including additional Level 1 Contractor fees (*Dual living designs have one sub-board running off the main board connection)
- Light point to each room including installation of Bellriver Homes designer oyster light fittings
- 2 x double power points to kitchen, master bedroom and living area, 1 x double power point to all other rooms
- 2 x LED downlights to kitchen bulkhead where applicable
- 1 x LED downlight to front porch, 1 x Oyster light to Alfresco area, 1 x external wall light next to external doors not under front porch or Alfresco area
- 1 x two bulb heat/light/fan fittings to bathroom(s) and ensuite(s)
- Single batten diffused florescent light to garage
- Hard-wired smoke detectors as required (*number depends on the design)

NBN READY SERVICES

- - NBN hub to garage wall which includes: 1 x Pay TV point, 1 x Free to Air TV point, 1 x phone point, 1 x data point, 1 x 4 way TV module, 1 x phone module, 1 x data module (*TV antenna and phone point connection by others)
- Lead-in conduit with draw string provided (Service provider coordination and connection of fibre by Client)





STRUCTURAL

A Bellriver home, like every thing else we do, is structurally built to a standard above what is considered normal.



What to look for

1. **Site works** We include in our base price the items you really need to get the job done.
Not a base price + site work
2. **Frames** We use Heavier 90mm frames and trusses. Most use 70mm
3. **Garage** We fully line and paint our garages.
Not raw common brick
4. **COLORBOND®** sectional overhead garage door with electronic motor and 2 remotes
5. **Insulation** We fully Insulate the home
6. **External walls** wrapped with vapour control membrane. Normally NOT standard
7. **Foil under the roof** cladding and R3.5 ceiling batts and 2.0 wall batts
8. **Windows** Double hung or awning feature front windows and glazed entrance door.
Normally an expensive option
9. **Flyscreens** Flyscreens, + keyed alike window locks. *Often not included or options*

OUR FRAMING SYSTEM IS SIMPLY THE BEST ON THE MARKET.

The full list

PRELIMINARIES

- Detailed plan drafting
- Soil classification testing
- Professional foundation and slab engineering
- Contour survey and report
- BASIX assessments and certificates
- Council complying development application and fees
- Home owners warranty insurance

SITE PREPARATION

- Site preparation – Up to 600mm fall across building area

FRAMES AND TRUSSES

- 90mm Radiata wall frames with radiata roof trusses at 600 centres (*Engineered to N2 wind classification)

CONCRETE SLAB

- Waffle pod slab to suit 'M' class soil conditions to house, garage, porch and alfresco areas
- Concrete pumps as required
- Under slab piercing – up to 35 lineal metres

TERMITE TREATMENT

- Termite barrier to perimeter of house and slab penetrations to Aust. Standard AS 3660.1

EXTERNAL CLADDING

- Brick veneer construction from Bellriver Homes extensive PGH range
- James Hardie Primeline® Newport weatherboards to lightweight clad areas (*subject to individual design)

ROOFING

- Monier CSR 'Elabana' range roof tiles with Colorbond fascia and gutters (*Colorbond used to small roof areas. Refer to design plans) **Complete Colorbond roof used on Kensington, Claremont and Homestead design ranges. Lysaght Klip-lok system used on the Sanctuary design range
- Painted 90mm PVC downpipes

CEILING HEIGHT

- Design specific

EAVES

- Design specific – painted Hardiflex lined

PORCH / ALFRESCO

- Painted Hardiflex lined porch as shown on plan
- 10mm wet area plasterboard or equivalent to raised Alfresco ceiling and Hardiflex lining to beams (*painted timber trim to finish perimeter of ceiling joint)

VERANDAH

- Unlined Boxspan steel splayed/drop-down verandahs with Colorbond® roofs and steel posts where shown on plan to Country Homestead design range only

GARAGE

- Colorbond® sectional overhead doors including electric motor and 2 x remote control handsets

INSULATION

- Vapour control wall wrap to external framed walls
- 2.0 batts to external walls of living areas. *Excludes garage
- 2.0 batts to internal walls between garage and living
- R3.5 batts to ceilings of living areas. *Excludes garage
- Insulative foil wrap to underside of roof

WINDOWS

- Aluminium framed windows and glass sliding doors – design specific
- Double hung or awning aluminium framed windows to front elevation – design specific
- Vinyl mesh flyscreens to all opening windows and sliding doors
- Security keyed window and door locks

EXTERNAL DOORS

- Glazed external front entry door with clear glass
- Glazed laundry external door with clear glazing where applicable

SIDELITES

- Clear glazed side lights where applicable

INTERNAL DOORS

- 'Primecoat' flush hinged doors in paint finish
- 'Primecoat' flush cavity sliding doors where applicable in paint finish

ROBE DOORS

- Hume 'Primecoat' 2040mm high 'Smartrobe' sliding doors as per plan

DOOR FURNITURE

- Quality Gainsborough lever handles in satin chrome to external and internal doors
- Gainsborough privacy sets to bathroom, ensuite and separate toilet as per plan
- External doors keyed alike

SKIRTINGS ARCHITRAVES

- 67mm x 18mm 'half splayed' painted pine skirtings and architraves (not MDF)

INTERNAL LININGS

- 10mm plasterboard to walls and ceilings
- Fibre cement to bathroom and ensuite walls.
- Water resistant plaster board to vanity areas, behind toilets in separate WCs and behind sinks
- Standard 90mm cornice
- 90 degree external corners as per plan
- Square set openings as per plan.

QUALITY ASSURANCE

- Quality Assurance Inspection carried out by independent consultant to guarantee a superior finish

NO FINE PRINT.



Questions?

Call 1800 200 888



We want you to be fully informed. So the few exclusions we do have are clearly detailed below. If after assessing your site, we discover that any of these items are required we will clearly detail them and include them in your contract price.

EXCLUDED FROM ALL OUR SINGLE AND DOUBLE STOREY HOME DESIGNS:

- Rock excavation
- Driveways
- Under slab piercing that exceeds 35 lineal metres
- Compaction and Dynamic Cone Penetrometre test and report (*if required)
- Snow loading allowance
- Section 94 contributions
- Supply and installation of consumer pillar box and water Meter(s) (*if required)
- Retaining walls
- Dropped edge beams
- Fencing, gates, and all external landscaping work
- Painting of verandah rafters and intermittent purlins
- Diagonal laying of tiles
- Window furnishings to doors and wet area windows
- Temperature control pads and recess boxes for hot water system
- Gulley's under external taps
- No allowance has been made for bush fire prevention (BAL) if required (*subject to council requirements)
- Urban designs include complying development fees only (if development application & construction certificate is required it will be charged as variation)
- Connection of services exceeding 6 metres set back or maximum 10 metre connection

EXCLUDED FROM OUR COUNTRY HOME RANGE:

- Sediment control fencing
- Temporary access driveway
- Site safety fencing

Note: These items are excluded from our standard price list, but may be included, if required, in your fixed price tender

GENERAL NOTES

- All specifications and plans are subject to BASIX assessment
- This specification is subject to conditions set out in the council/private certifier approved development application and construction certificate
- Number of light points and fittings depends on house design
- Due to local statutory requirements, variations may be made to the specification on a regional basis
- Underground gas service connection is to be arranged by the owner's selected service provider at the time specified by the job supervisor
- Intentional home buyers should ensure that they understand the inclusions by obtaining confirmation from a Bellriver Homes consultant
- Please speak to a Bellriver Homes consultant for confirmed living area floor covering areas (carpet and tile areas are as per final production plans)
- Bellriver Homes Reserves the right to improve, delete, alter and revise specifications without prior notice
- Air-conditioning design and size is at the builders discretion and subject to air-conditioning contractors specifications

OH&S

- Sediment control fencing on relevant design is included
- Trade waste receptacle is included
- Up to 6m of temporary access drive on relevant design is included
- 40m of temporary site safety fencing included on relevant designs
- External heavy duty scaffolding systems as required
- This Specification is Version S.17.01 Effective 1st February 2018



1800 200 888
bellriverhomes.com.au

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