

BETTER | INCLUSIONS

SITE COSTS (Based on a Standard Subdivision Block)*

- ▶ All site costs FIXED for up to 1 metre of fall (even cut & fill)
- ▶ All piercing FIXED for up to 1 metre of fall ("M" class site)
- ▶ Service connections for power, gas, water, stormwater & sewer
- ▶ Coloured concrete driveway (based on a setback of 5.5mtrs)
- ▶ COLORBOND® 3000 litre slimline rainwater tank to comply with BASIX requirements
- ▶ Rainwater tank connected to all toilets, one garden tap & washing machine taps

CONCRETE SLAB

- ▶ Concrete house slab to suit "M" classification site, designed by an engineer
- ▶ Concrete slab to alfresco, broom finished with brick pier/s & roof over
- ▶ Concrete slab to front porch
- ▶ Concrete slab for the Rain water tank & Air Conditioning unit to be integrated with main house slab

BRICKS

- ▶ Better Built Homes AUSTRAL® Bricks range, laid in off white mortar with ironed or flush joints (dependant on engineering detail.)

TERMITE TREATMENT

- ▶ TRITHOR® barrier protection to perimeter cavity & pipe penetrations
- ▶ 50 year warranty

FRAME

- ▶ 2450mm high ceilings to ground floor & first floor
- ▶ 90mm external stud frames to external walls to ground & first floors
- ▶ 450mm Eaves
- ▶ 300mm engineered floor joist system for double storey homes

ROOFING

- ▶ BORAL® Contour range concrete roof tiles with fire retardant sarking under roof tiles

INSULATION

- ▶ FLETCHERS PINK BATTS® R2.0 Batts to external walls including the walls between garage & house
- ▶ FLETCHERS PINK BATTS® R3.5 Batts to ceilings, excludes ceiling over garage, alfresco, porch & balcony

FASCIA & GUTTER

- ▶ COLORBOND® fascia & guttering with PVC painted downpipes with a charged system

HOT WATER SYSTEM

- ▶ KELVENATOR® INIFKNIGHT 26L instantaneous continuous flow gas HWS recessed into the wall including a powder coated cover

WINDOWS

- ▶ WIDELINE® aluminium windows & sliding doors including security keyed locks
- ▶ Obscure glazing to bathrooms, ensuite & powder rooms
- ▶ Nylon mesh flyscreens fitted to all opening windows, sliding & stacking doors.

Note: excludes hinged doors

INTERNAL DOORS

- ▶ HUME® doors, flush panel range 2040mm high x 820mm wide with paint finish

FRONT DOOR

- ▶ HUME® doors in the Newington OR Savoy range 2040mm H x 820mm W with paint or stained finish & clear glass to all facades

ROBES

- ▶ Melamine top shelf & hanging rail

MOLDINGS

- ▶ 67 x 19mm Half splayed profile SOLID PINE skirtings & architraves with paint finish
- ▶ 67 x 19mm Half splayed profile SOLID MAPLE architrave with stained finish to front door

KITCHEN

- ▶ 20mm CEASARSTONE® benchtop from selected colours
- ▶ Custom made LAMINEX FORMICA® gloss laminated doors with 1mm ABS edges with wide selection of colours
- ▶ Soft Close doors & drawers with builders range designer handles
- ▶ Overhead cupboards completed with bulkhead above including cornice
- ▶ Cutlery tray
- ▶ FRANKE® OLX621 double bowl drop in sink
- ▶ Tiled splashback to underside of overhead cupboards
- ▶ Kickboards to match cabinetry or in brushed stainless steel
- ▶ Kitchen rangehood ducted externally

AIR CONDITIONING

- ▶ ACTRON® 14kw Day / Night ducted air conditioning with two zones & digital display

LAUNDRY SINK & MIXER

- ▶ 45 litre stainless steel tub with white powder coated steel cabinet
- ▶ Chrome laundry sink mixer tap

VANITY MIRRORS

- ▶ Frameless polished edge bathroom mirrors above vanities

BATHS

- ▶ MIZU Bloc modern bath recessed into tiled hob

TOILET SUITES

- ▶ PORCHER CYGNET Back to wall (BTW) soft close toilet suites to all ensuite, bathrooms & powder rooms

SHOWER SCREENS

- ▶ Custom made shower screen to all showers with a semi – frameless profile

BATHROOM ACCESSORIES

- ▶ PHOENIX® GEN X range of toilet roll holders, towel holders & double towel rails

TAPWARE

- ▶ MIZU Soothe, MIZU Bloc OR POSH Solus Tapware throughout
- ▶ MIZU Soothe, MIZU Bloc OR POSH Solus shower mixers to showers
- ▶ METHVAN shower rails to showers or rain shower heads
- ▶ TEKNOBILI Vegi Spray mixer OR Gooseneck mixer to kitchen

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VANITY UNITS

- Custom made LAMINEX FORMICA® gloss laminated doors with PVC edging
- LAMINEX FORMICA® benchtops to all vanities
- Vanities are available either fixed to floor or floating
- Tiled splashback above all vanities
- Your choice of either a:
 - KADO LUX above counter basin OR
 - MIZU DRIFT semi inset basin OR
 - ROCA DIVERTA vanity basin OR
 - PORCHER CYGNET semi inset basin

DOOR FURNITURE

- Internal Doors: GAINSBOROUGH® – choice of Amelia, Carla, Lianna, Olive, Bailey, Florence or Flora lever handles in polished chrome or satin finish
- Entry Door: GAINSBOROUGH® – Tri-lock in polished chrome or satin finish
- External Doors: GAINSBOROUGH® – polished chrome or satin lever handles with deadlock to other external doors
- Wardrobe Doors: GAINSBOROUGH® – choice of Amelia, Carla, Lianna, Olive, Bailey, Florence or Flora lever handles in polished chrome or satin finish

PAINTING

- TAUBMANS® Endure two coat paint system to internal walls, two external paint colours, one internal wall colour, one ceiling colour & one feature wall colour
- TAUBMANS® Enamel white gloss paint to doors & internal woodwork

STAIRCASE

- Timber staircase with stainless steel square balustrades with carpet covering to MDF treads & risers
- Painted finish to the stringers, top handrail & bottom rails

TILING FOR WET AREAS

- Wall & floor tiles to wet areas from Better Built Homes Range
- Tiled niche to showers where nominated on plans
- Bathroom tile heights: shower area 2.1m, bathtub .600m, vanity .300m with skirting tiles to remainder
- Laundry tile heights: Laundry tub splashback height of .600m with skirting tiles to remainder

FLOOR COVERINGS

- Floor tiles or timber-look laminate flooring from Better Built Homes range to entry, hallway, living, kitchen, meals & family
- Carpet to remainder of home

LINEN CUPBOARD / WALK IN PANTRY

- Four internal melamine shelves as per plan

GARAGE

- Plasterboard lining to interior of garage walls
- STEEL LINE® automatic panel lift garage door
- Remote control garage door opener including two hand sets AND a wall mounted controller

GAS CONNECTION

- Gas service connection from front boundary to house with provision for hot water system, gas cooktop & one internal heating point (dependant on natural gas being available to site)

ELECTRICAL

- Three phase main power provision
- Direct wired smoke detectors with battery back up
- External light point to eaves at external doors to single storey homes
- External junction box to side of external doors to double storey homes
- Earth leakage circuit breaker
- One light point to each room
- 2-way switch to stairs (double storey)
- IXL heat/Fan/Light unit to bathroom & ensuite
- 2 double power points to Kitchen Splashback
- 2 double power points to each room with 1 double power point to bathroom, ensuite & powder room
- 2 external power points (1 dedicated to rainwater tank)
- Single power points for: Garage door opener, refrigerator, dishwasher, microwave & kitchen rangehood
- 2 Telephone points
- 2 Television points
- Powder room exhaust fan externally ducted (ground floor only)
- Bathroom & exhaust fans vented into roof space

KITCHEN APPLIANCES

- Dishwasher - WESTINGHOUSE® WSF6606X under benchtop with S/S finish
- Rangehood: Choice one of the below:
 - WESTINGHOUSE® WRH608IS retractable externally ducted in S/S finish
 - WESTINGHOUSE® EFG750X/A integrated externally ducted in S/S finish
 - WESTINGHOUSE® WRC913SB canopy externally ducted in S/S finish
- Cooktop: Choice of one of the below:
 - WESTINGHOUSE® WHG646SA 60cm 4 burner gas cooktop S/S finish
 - WESTINGHOUSE® WHC642BA 60cm ceramic 4 zone electric cooktop
 - WESTINGHOUSE® WHG956S 90cm gas 5 burner cooktop in S/S finish
 - WESTINGHOUSE® WHC944BA 90cm ceramic 5 burner cooktop
- Oven: Choice of one of the below:
 - WESTINGHOUSE® WVE615S 60cm electric oven in S/S finish
 - WESTINGHOUSE® WVE916SA electric oven in S/S finish
 - WESTINGHOUSE® WFE912SB electric upright multifunction oven in S/S finish with 5 burner gas cooktop with wok burner
 - WESTINGHOUSE® WFE914SB electric upright multifunction oven in S/S finish with 5 burner gas cooktop with wok burner

OTHER SERVICES INCLUDED

- Quality assurance program with independent inspections carried out at critical stages of the build
- Preparation of a detailed contour survey
- Soil testing & structural engineers design
- Full working drawings for construction
- Standard development application, preparation & application fees
- Standard water connection fees & water board approvals
- Home Owners Warranty (HOW) Insurance, Public Liability Insurance & Contract Works Insurance.
- Professional house clean prior to handover
- 6 year structural warranty
- 90 day defect period
- Interior design appointment with our colour consultant at our design studio to select your internal & external colours & products