



GEN INCLUSIONS



Image is for illustrative purposes only and may contain internal or external upgrade items or furniture not included in the base home price.

KITCHEN

- Base and overhead cupboards with fully lined melamine interior design specific Gen range laminated benchtops and pre-laminated doors and panels
- Gen range tile splashback in kitchen 700mm high including returns
- 1 x 4 bank drawer module with metal sided drawer runners
- Flick mixer tap on sink
- Double bowl sink single drainer
- Dishwasher space and connections
- Pantry with 4 x 450mm wide melamine shelves

BATHROOM, ENSUITE & WC

- Shower tiles up to minimum 2000mm above base
- Semi-frameless screen up to 1950mm high
- 900mm x 900mm preformed shower base
- Water saving shower rose on multi-directional arm including hot and cold wall taps
- Acrylic bath - 1675mm, bath 3 piece tap set with 200mm spout
- Bath tiles on hob and minimum 600mm above
- Laminated vanity (width nominated by plans) with Gen range laminate top
- China basin with mixer tap
- Vitreous china closed coupled toilet suite
- Toilet roll holders
- Towel ring for bath and ensuite
- 100mm tiled skirtings for tiled areas

APPLIANCES

- 600mm electric stainless steel oven with 4-burner 600mm gas stainless steel cooktop
- 600mm stainless steel vented canopy rangehood

BRICKS

- Selection from Gen range of designer face brick and/or as predetermined by builder

WINDOWS

- Aluminium sliding windows throughout (including locks), unless otherwise noted on façade selection
- Lightweight infill above all windows (brick infill with galvanised steel lintels to façade only) excluding ground floor of double storey

HEATING

- Ducted heating (gas fired with manual thermostat) with ceiling ducts to all habitable rooms (includes bedrooms) in accordance with manufacturer's specification

INSULATION

- Insulation as required to comply with 6-Star energy assessment

PLUMBING

- Concealed plumbing (excluding spa pump, if applicable), poly piping
- Colorbond® fascia, quad gutter and rectangular downpipes



TILING

- Floor and wall tiles in wet areas (excluding kitchen), selection from Gen range
- Wet areas have 100mm tiled skirtings to match floor tiles (excluding kitchen)

CEILING HEIGHT

- 2440mm ceiling height (nominal) with 75mm cove cornice
- Double storeys 2740mm (nominal) to ground floor

LAUNDRY

- Flick mixer tap with 45 litre metal trough and cabinet
- 2 x stop taps for washing machine (1 x hot, 1 x cold)
- 100mm tiled skirtings in wet areas

FIXING

- Internal doors - flush panel 2040mm high
- Internal door furniture - selection from Gen range
- Doorstops throughout
- Robes - single melamine shelf with metal hanging rod
- Joinery - painted finish inclusion range MDF 67mm x 12mm skirtings and 42mm x 12mm architraves throughout
- 100mm tiled skirtings in wet areas, excluding kitchen

STAIRCASE (IF APPLICABLE)

- MDF treads and risers including plaster dwarf walls to stairs and void areas

PAINT

- Two coat application of Gen range paints throughout - low sheen acrylic to internal walls, acrylic ceiling paint. Gloss enamel painted internal timberwork and doors
- Acrylic paint finish to exterior timber, metalwork and cladding, gloss finish to entrance door. White ceilings or colour match to walls included

ELECTRICAL

- Standard batten light points with energy-efficient globes and shades
- Gen range double power points throughout
- RCD safety switch
- TV point (x1)
- Exhaust fans over showers
- Telephone point in kitchen
- Smoke detectors wired direct
- Gen range white cover plates to all switches
- Weatherproof batten fitting to external doors, excluding garage

HOT WATER SERVICE**

- Gas-boosted hot water service with solar panel mounted on roof. Some homes may require additional panel/s depending on siting (this will be at extra cost to the owner)

EXTERIOR HINGED DOORS

- Selection from Gen range front entry doors or pre-determined with façade choice, includes weather seal and entrance lockset with keyed alike deadbolt
- Garage access (if applicable to design) – flush panel door to garage (no deadbolt)

ROOFING

- Selection from Gen range of concrete roof tiles (colour on) with 22.5 degree roof pitch (or as pre determined by façade selection)

FRAMING

- Prefabricated stabilised pine wall frames and roof trusses

SERVICES - CONNECTIONS

- Includes connection to water, sewer and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment. Excludes telephone connection costs and all consumer account-opening fees

GARAGE

- Lock up garage under main roof line including Gen range manual sectional garage door with painted cement sheet clad lintel (or as predetermined with façade options)
- Rear pedestrian access door (space permitting)
- Plaster lined ceiling and side walls
- Structural concrete floor

DRAINAGE

- 100mm storm water connected to legal point of discharge designed to suit class M soil classification

FOOTINGS

- Concrete waffle slab. Engineer designed 'M' class (one concrete pump allowance). Maximum 300mm fall and no existing fill
- Slab costs will be adjusted if founding conditions differ
- 30 year structural guarantee*
- Perimeter termite protection

BUILDING ALLOTMENT

- Based on building allotment of up to 700m² and a maximum building setback of 5m (subject to Planning Authority)

All inclusions listed form part of your Base House Price. Predetermined upgrades are available at an additional cost. All items are subject to manufacturers/suppliers availability and are beyond the control of Burbank. Burbank reserves the right to replace or substitute any of the listed items with equal or greater value (if required). All images are for illustrative purposes only and may not be included in your Base House Price.

T 13 BURBANK F +613 9328 0222 E enquiries@burbank.com.au W burbank.com.au

National Head Office
Burbank Business Park
36 Aberdeen Road
Altona Victoria 3018

Melbourne Office
Burbank House
1 / 100 Franklin Street
Melbourne Victoria 3000

Victorian Regional Office
121 Thomas Street
Dandenong
Victoria 3175

New South Wales Office
Ground Floor, 68 Waterloo Road
Macquarie Park
New South Wales 2113

Queensland Office
Suite 1 / 1 Murrarjong Road
Springwood
Queensland 4127

South Australian Office
Level 1 / 49 The Parade
Norwood
South Australia 5067