



Standard Inclusions

Effective 26/08/2019

ON SITE

- Building permit inclusive of fees, working drawings, engineering and specifications
- Site analysis including soil test, survey plan and property information
- Site and service connections for allotments up to 450m²
- Up to 300mm of fall over the building area and 6m set back

EXTERNAL FIXTURES AND FINISHES

- Category 1 range of bricks and roof tiles
- Colorbond fascia, gutter and downpipes
- PMAD front entry door with clear glass inserts
- Powder coated aluminium framed windows
- Garden taps to front and rear of home
- Flush panel external access door from garage
- Sidelights as per master plan

INTERNAL FIXTURES AND FINISHES

- 2440mm high ceilings to single storey homes
- 2590mm ceiling height to ground floor and 2440mm ceiling height to first floor for double storey homes
- MDF staircase with MDF treads, risers and stringers with timber balustrade suitable for painting
- 75mm scotia cornice
- 67mm skirting boards and architraves
- 2040mm high flush panel internal doors including robes
- Lever door handles to internal doors
- Melamine shelf with hanging rail to bedroom robes
- Melamine shelving (set of 4) to linen and pantry
- Three coats of paint to internal walls
- Gloss enamel paint to skirting boards and architraves
- Door stops

ELECTRICAL

- Gas ducted heating to suit home
- Single power points to fridge, dishwasher space and rangehood
- Double power points to remainder of home
- Television point
- External light point
- Hardwired smoke detectors with battery backup
- Safety switch to meter box
- Phone point

ENERGY EFFICIENCY

- Continuous flow gas boosted solar hot water service
- R2.0 insulation batts to external walls
- R4.0 insulation batts to ceiling
- Six star exhaust fans positioned above all showers
- Energy efficient light globes and shades to batten holders
- External venting to all exhaust fans and rangehoods

QUALITY

- Brick infills above windows to front façade
- Painted infills above garage door and windows to balance
- Plaster lined ceiling to portico and outdoor living
- Engineered roof trusses
- Engineered M class concrete waffle slab
- Independent quality inspection above industry standard
- Three month homecare warranty period
- Concrete floor to portico and outdoor living poured as part of slab
- Concrete floor to garage poured as part of slab

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KITCHEN

- 600mm stainless steel cooktop
- 600mm stainless steel oven
- 600mm stainless steel canopy rangehood
- Laminate base cupboards
- Laminate bench tops
- Double bowl stainless steel sink
- Chrome sink mixer tap
- Melamine shelving to pantry x 4
- Tiled splashback

BATHROOM

- Vitreous china basin
- Semi-frameless shower screen with clear glass
- Tiled shower base
- Chrome mixer taps
- Chrome shower arm and rose
- Acrylic bath (size as per plan)
- Polished edge mirror to full width of vanity
- Laminate cabinetry and benchtop
- Category 1 floor tiles with tiled skirtings
- Category 1 wall tiles
- Obscure glazing to window (if applicable)
- Privacy lock (if applicable)

WC / POWDER ROOM

- Vitreous china close coupled toilet suite
- Obscure glazing to window (if applicable)
- Privacy lock (if applicable)

ENSUITE

- Vitreous china basin
- Semi-frameless shower screen
- Tiled shower base
- Vitreous china close coupled toilet suite
- Chrome mixer taps
- Chrome shower arm and rose
- Polished edge mirror to full width of vanity
- Laminate cabinetry and benchtop
- Category 1 floor tiles with tiled skirtings
- Category 1 wall tiles
- Obscure glazing to window (if applicable)
- Privacy lock (if applicable)

LAUNDRY

- Chrome sink mixer tap
- Selection of Category 1 floor tiles with tiled skirtings
- Selection of Category 1 wall tiles
- Concealed washing machine connection
- Laundry trough within acrylic cabinet

GARAGE

- Lock up garage with Colorbond roller door

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