

Designer Inclusions

Preliminaries

- Upfront quote prior to deposit
- Plans, specifications & building permit
- Soil test & engineered footing design
- 3 Month free maintenance & service
- 6 star energy report
- Consultation with a Colour specialist

Foundations

- Engineered designed concrete slab to a standard "H-1" soil grading to a maximum 300mm fall & no existing fill.
- Excludes removal of rock & excess soil
- Slab costs may be adjusted if founding conditions differ (site specific)

Site Costs & Connections

- Site cost & Connections based on land size up to 700m² block, maximum setback of 6m.
- Stormwater & sewer connection within building allotment
- Excludes electricity & telephone account opening fees
- Up to BAL 12.5 bushfire rating requirements (site specific)

Framing

- Prefabricated timber framing & roof trusses

Brickwork

- Selection of base, bronze & silver designer range bricks
- Brick infill's above all doors & windows (including garage)

Facade Features

- Feature brickwork to front façade (product specific)
- Acrylic textured render (extent of cover, product specific)
- Feature weatherboard or fibre cement construction to front facade (product specific)

Roof Plumbing

- Colorbond roofing (product specific)
- Colorbond fascia, quad gutters & rectangular downpipes

Floor Coverings

- Selection of up to designer range carpets
- Selection of up to designer range underlay

Insulation

- Insulation to external walls of house
- Ceiling insulation to comply with 6 star energy requirements up to R 4.0 (to residence only)
- External wall insulation to comply with 6 star energy requirements up to R 2.0

Internal Features

- 2400mm ceiling heights throughout
- 55mm cove cornice
- 75mm designer range feature cornice to living areas & master bed
- 67mm designer range skirting & architraves (Note: skirting tiles to wet areas)

Tiles

- Up to builders gold range floor & wall tiles to wet areas (bathroom, ensuite, kitchen, entry meals & laundry)

Doors

- Entrance: 2040mm high x 820mm wide Choice of Hume or Corinthian Clear Glazed BAL 12.5 rated doors
- External: 2040mm high x 820mm wide external grade rear doors (product specific)
- Internal: 2040mm x 820mm wide, choice of designer range Hume or Corinthian doors (product specific)

Door Furniture

- Chrome hinges, latches & striker plates throughout
- Front entrance door - Lockwood knob & deadlock (keyed alike)
- Internal Doors - choice of Lockwood Velocity range

Robes, Linen & Pantry

- Quickslide robe doors to match internal door selected (product specific)
- 1 x white melamine shelf with hanging rail & nest of 4 shelves to robes
- 4 x white melamine shelves to pantry & linen
- 1 x white melamine shelf to broom cupboard

Blinds & Curtains

- Blockout holland blinds to all windows & sliding doors

Bathroom

- Joinery built vanity (size product specific)
 - Choice of Laminate benchtop
 - Choice of designer range square above counter or semi inset basins
 - Designer range basin mixer
 - Designer range double towel rail
 - 900mm sq white polymarble or tiled shower base
 - Designer range shower mixer & shower rose
 - Square 1675mm white bath
 - Designer range bath mixer & spout
 - 2 globe fan / light / heater unit
 - Full height mirror above vanity
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Ensuite

- Joinery built vanity (size product specific)
 - Choice of Laminate benchtop
 - Choice of Designer range square above counter or semi inset basins
 - Designer range basin mixer
 - Double towel rail
 - Designer range white poly marble or tiled shower base (product specific)
 - Designer range shower mixer & shower rose
 - 2 globe fan / light / heater unit
 - Full height mirror above vanity
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Kitchen

- Choice of Laminate benchtops
 - Designer range 1 & 3/4 bowl stainless steel sink
 - Designer range flick mixer
 - Overhead cupboards including fridge space
 - Dishwasher space & connections
 - Double bin drawer
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WC

- Close coupled porcelain toilet suite
 - Designer range chrome toilet roll holder
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Laundry

- Choice of Laminate benchtops
 - Joinery built base cabinets
 - 45 ltr inset trough
 - Designer range flick mixer
 - Designer range chrome washing machine stops
 - Hamper drawer (product specific)
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Painting

- 3 coat paint system to all internal walls
- Acrylic paint finish to exterior timber, metalwork & cladding, gloss finish to entrance door

Electrical

- Batten light points with energy efficient globes & designer range light fittings
 - 6 x Feature lights to bed 1, family, rumpus & meals (product specific)
 - 3 x pendant lights to kitchen (product specific)
 - 2 x phone points
 - TV antenna (Note: additional costs for booster may apply for more than 4 points & or site location)
 - TV points to all living areas & master bedroom
 - Up/down external light fittings (product specific)
 - External bunker lights to external door (product specific)
 - Double power points as per electrical plan (product specific)
 - White slimline range cover plates & switches
 - LED downlights to hallways, bedrooms, porches & alfresco (product specific)
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Appliances

- Stainless steel Westinghouse 900mm freestanding oven & cooktop (product specific)
 - Choice of Westinghouse 900mm rangehoods
 - Stainless steel Westinghouse 600mm dishwasher
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Heating & Cooling

- Braemar gas ducted heating
 - Braemar evaporative cooling
 - Hard wired thermostat (Note: total number of points and unit size product specific)
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Hot Water Service

- Gas boosted solar system with 1 panel
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Windows

- Flyscreens to all openable windows
 - Awning windows to facade
 - Sliding windows to remainder
 - Obscure glass to wet areas
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Garage

- Panel lift garage door with remote control 2 remote handsets & wall control
 - Single roller door for rear access (product specific)
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External Features

- Concrete paving to driveway, crossover, portico, laundry & alfresco (product specific, class "H-1" Soil)
- Letterbox & street numbers
- Folding frame clothes line wall mounted
- 2 x external taps
- Choice of Colorbond roofing