

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
- 1x Consultation with a Colour specialist in Langdon Building's Inspired Selection Studio

Foundations

- Engineer designed concrete slab up to a standard 'Class H1' soil classification 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 service connection and usage fees and charges
- 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 infills above all doors & windows (including garage)

Facade Features

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

Roof Plumbing

- Colorbond roofing in a large range of colours
- 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 residence (excluding garage)
- 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
- Choice of 75mm Designer Range feature cornice to living areas & master bed
- Choice of 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 Designer Range 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

Internal Blinds

- Blockout Holland Blinds to all windows & sliding doors



Bathroom

- Joiner built vanity (size product specific)
- Choice of Designer Range Laminate benchtop
- Choice of Designer Range above counter or semi-inset basins
- Choice of Designer Range basin mixer
- Choice of Designer Range double towel rail
- 900mm sq white polymarble or tiled shower base (product specific)
- Choice of Designer Range shower mixer & shower rose
- Square 1675mm white bath
- Choice of Designer Range bath mixer & spout
- 2x globe Heat / Light / Fan unit
- Full width mirror above vanity (product specific)

Ensuite

- Joiner built vanity (size product specific)
- Choice of Designer Range Laminate benchtop
- Choice of Designer Range above counter or semi-inset basins
- Choice of Designer Range basin mixer
- Choice of Designer Range double towel rail
- 900mm sq white polymarble or tiled shower base (product specific)
- Choice of Designer Range shower mixers & shower roses
- 2x globe Heat / Light / Fan unit
- Full width mirror above vanity

Kitchen

- Choice of Designer Range Laminate benchtops
- Designer Range 1 3/4 bowl stainless steel sink
- Choice of Designer Range flick mixers
- Overhead cupboards including to fridge space
- Dishwasher space & connections
- Double bin drawer
- Cold water point to fridge space

WC

- Close coupled porcelain toilet suite
- Choice of Designer Range chrome toilet roll holder

Laundry

- Choice of Designer Range Laminate benchtops
- Joiner built base cabinets
- 45 ltr inset trough
- Choice of Designer Range flick mixers
- Designer Range chrome washing machine stops
- Clothes Hamper drawer (product specific)

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)
- NBN pre-wire including 1x data points, patch panel cabinet and conduit with draw string for easy connection
- 2 x phone points
- TV antenna (Note: low loss digital splitter)
- TV coax points to all living areas & master bedroom
- Choice of Designer Range external light fittings to front facade (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)

Appliances

- Stainless steel Westinghouse 900mm freestanding Cooker
- Choice of Designer Range Westinghouse 900mm rangehoods
- Stainless steel Westinghouse 600mm dishwasher

Heating & Cooling

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

Hot Water Service

- Gas boosted solar system with 1x panel

Windows

- Flyscreens to all openable windows
- Aluminium Awning windows to facade - single glazed
- Aluminium Sliding windows to remainder - single glazed
- Obscure glass to wet areas
- Key Locks to all openable windows (keyed alike)

Garage

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

External Features

- Concrete paving to driveway & crossover up to 48m², outside Laundry up to 5m², Portico, Alfresco (product specific and up to Class 'H1' soil classification)
- Brick Letterbox & street numbers
- Folding frame clothes line wall mounted
- 2 x external taps

Client Approval

Client Signature

Date

Designer Inclusions are correct at time of printing. Designer Inclusions are subject to change at any time without notice. Refer to your Building Contract or consult a Langdon Building representative for more details.