

Smart Build Inclusions



Preliminaries

- Plans, specifications & building permit
- Soil test & engineered footing design
- 3 Month free maintenance & service
- 6 star energy report

Foundations

- Engineer designed concrete slab to a standard 'M' 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 600m² block & maximum setback of 5m.
- Stormwater & sewer connection within building allotment
- Excludes service connection and usage fees and charges

Framing

- Prefabricated timber framing & roof trusses

Brickwork

- Choice of 4 Exterior Colour packages
- Brick infills above all doors & windows to front facade only (excluding garage)

Facade Features

- Selection of 4 facades + 2 upgrade facades

Roof Cover

- Colorbond roofing

Roof Plumbing

- Colorbond fascia, quad gutters & rectangular downpipes

Insulation

- Insulation to external walls of house
- Ceiling insulation to comply with 6 star energy requirements up to R 3.5 (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
- 67mm half splayed skirting & architraves (Note: Skirting tiles to wet areas)

Windows

- Feature awning windows to front facade (product specific)
- Sliding aluminium windows to side and rear elevations

Flooring

- Choice from 4 Interior Colour packages

Doors

- Entrance: 2040 x 820mm wide. Hume XN5 glazed door
- External: 2040 x 820mm wide external grade rear doors (product specific)
- Internal: 2040 mm height Hume flush panel doors (product specific)

Door Furniture

- Front entrance door - Lockwood knob
- Internal doors – Lockwood Spire-Satin Chrome
- Chrome hinges, latches and striker plates throughout

Robes, Linen & Pantry

- Flash panel doors
- 1x white melamine shelf with hanging rail to robes
- 1x white melamine shelf to broom cupboard
- 4x white melamine shelves to pantry & linen

WC

- Toilet suite
- Smart Build range chrome toilet roll holder

Electrical

- Standard batten light points with energy efficient globes & Investor range light fittings
- 1 x Data point and 1x phone point
- TV points to living areas
- Slimline white classic range cover plates & switches
- 1 x External bunker light (product specific)
- Double power points as per electrical plan (product specific)

Bathroom

- Joinery built vanity (size product specific)
- Laminate benchtop
- Smart Build Range Basin
- Smart Build Basin mixer
- 900 x 900mm rear outlet white polymarble shower base
- Smart Build range shower mixer & shower rose
- Smart Build range 1675mm white bath
- Smart Build Bath mixer & spout
- Smart Build Polished edge mirror above vanity
- Smart Build Single towel rail

Ensuite (Product Specific)

- Joinery built vanity (size product specific)
- Laminate benchtop
- Smart Build Range Basin
- Smart Build Basin mixer
- 900 x 900mm rear outlet white polymarble shower base
- Smart Build range shower mixer & shower rose
- Mirror above vanity
- Smart Build Single towel rail & toilet roll holder

Kitchen

- Smart Build range 1 & 3/4 bowl stainless steel sink
- Laminate benchtops
- Overhead cupboards excluding fridge space
- Smart Build range flick mixer
- Dishwasher space & connections

Laundry

- 45 ltr stainless steel trough and cabinet
- Smart Build range flick mixer

Appliances

- Smart Build range Stainless steel 600mm underbench oven
- Smart Build range Stainless steel 600mm cooktop
- Smart Build range Stainless steel 600mm pull out rangehood

Heating

- Braemar gas ducted heating & hard wired thermostat Note: Total number of points and unit size (product specific)

Hot Water Service

- Rheem gas boosted solar system 1 panel with instantaneous boosted

Painting

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

Garage

- Roller garage door

External

- 1x external tap

Client Approval

Client Signature

Date

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



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Build the Smart Build way.

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