

# 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 700m<sup>2</sup> 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 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 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 square 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 ¾ bowl stainless steel sink
- Choice of Designer Range flick mixer
- 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 3x 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 glaze
- 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 48m<sup>2</sup>, outside laundry up to 5m<sup>2</sup>, 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