



Standard
INCLUSIONS



External

- ✓ M class concrete slab construction as designed by a qualified structural engineer
- ✓ Engineered and certified 2440mm high ceiling frames, beams and trusses
- ✓ Face brickwork, cladding & Moroka to nominated areas from standard builders range (subject to design & chosen facade)
- ✓ Concrete roof tiles from standard builders range
- ✓ Aluminium windows with keyed locks throughout, plus obscure glazing to bathroom windows (as per design)
- ✓ Timber entry frames
- ✓ Colorbond metal fascia and gutter
- ✓ Sectional Colorbond garage door to standard widths and colours
- ✓ 3,000 litre slimline water tank including pump and connection (only in non-recycled areas) and as per BASIX
- ✓ Garden taps to front and rear of home



Internal

- ✓ 2440mm ceiling height to ground and first floor on double storey home
- ✓ 300mm deep floor joists to first floor on double storey home
- ✓ 90mm cornice cove throughout
- ✓ 10mm plasterboard to internal walls and ceiling & 6mm villaboard or equivalent to wet areas
- ✓ Internal staircase with carpet grade treads & risers, paint finish newel posts & handrail and black metal balustrades on double storey home
- ✓ 68mm bevel profiled solid MDF skirting and architrave
- ✓ Robe to master bedroom and built-in robes to all bedrooms with fixed top shelf and chrome hanging rail (subject to design)
- ✓ Linen cupboard with fixed melamine shelving (subject to design)

Paint

- ✓ Washable 2-coat wall paint system to internal walls, flat acrylic white paint to ceiling
- ✓ Gloss paintwork to all internal woodwork
- ✓ Flat acrylic white paint to ceiling
- ✓ All-weather paintwork to exterior of home where applicable

Kitchen

- ✓ Architecturally designed kitchen layout to suit selected home design
- ✓ 600mm stainless steel fan forced multifunction under-bench oven
- ✓ 600mm stainless steel gas cooktop (subject to gas availability)
- ✓ 600mm stainless steel integrated recirculating retractable rangehood
- ✓ Moisture resistant melamine faced board cabinets
- ✓ Pantry with fixed melamine shelving (subject to design)
- ✓ Melamine matte door cupboards and end panels with PVC edge in an extensive range of colours as per range
- ✓ 3x soft close drawers with cutlery or utensil tray (one blank)
- ✓ Select chrome handles from standard builders range
- ✓ 1 ¼ stainless steel bowl sink from range
- ✓ Chrome sink mixer from standard builders range



Bathrooms

- ✓ One piece acrylic moulded white top with one tap hole (subject to design)
- ✓ Melamine matt doors and ends with PVC edge
- ✓ Acrylic 1500mm built-in bath to suit bathroom layout from standard range (subject to design)
- ✓ Vitreous china close-coupled toilet suite
- ✓ Framed chrome shower screens with clear safety glass
- ✓ Select chrome finish accessories from standard builders range
- ✓ 1x single towel rail, toilet roll holder, soap holder
- ✓ Frameless polished edge mirror to width of vanity (subject to design)
- ✓ Ceiling exhaust fan ducted into ceiling space to wet areas (only where no window is provided)
- ✓ Chrome finish floor wastes throughout
- ✓ Square set ceilings to bathrooms
- ✓ Certified waterproof treatment as per Australian standards



Laundry

- ✓ 45-litre freestanding stainless steel tub with metal cabinet
- ✓ Chrome finish tapware to laundry tub and washing machine from standard builders range
- ✓ Chrome finish floor wastes throughout
- ✓ Certified waterproof treatment as per Australian standards

Tiling

- ✓ Extensive range of floor tiles to all bathrooms & laundry
- ✓ Extensive range of skirting tiles to bathrooms & laundry (up to 2000mm to shower and up to 400mm over bath)
- ✓ Kitchen splash back tiles to underside of overhead cupboards at 600mm high
- ✓ Laundry splash back tiles to laundry tub 1-2 rows high (above tub), subject to tile selection

Electrical

- ✓ One ceiling light point batten per room
- ✓ Double power points to bedrooms and living (one per room) with single power points to dedicated appliances
- ✓ One television outlet & one telephone outlet to living room
- ✓ Hard wired smoke detectors with battery backup as per design
- ✓ One RCD safety switch in meter box
- ✓ One "two way" light switch for entry hallway lighting and one for staircase on double storey home





Doors & Door Furniture

- ✓ External front entry door from standard builders range
- ✓ Flush panel hinged doors to all internal doors, robes and laundry
- ✓ Aluminium sliding doors with keyed locks
- ✓ Front entry lever security set from standard builders range
- ✓ Internal lever passage set from standard builders range
- ✓ Fixed levers for robes from standard builders range
- ✓ Security lock for laundry door from standard builders range
- ✓ Privacy locks to master bedroom, main bathroom & WC (subject to design)
- ✓ White PVC door stops to internal doors where required



Utilities & Services

- ✓ 26 litre instantaneous gas hot water system subject to availability of natural gas (excluding granny flats)
- ✓ Single phase underground electricity service to single phase meter box
- ✓ One gas bayonet (subject to availability of gas)

Insulation

- ✓ R1.5 thermal insulation batts to external cavity walls of living area, excluding garage and subject to BASIX
- ✓ R3.0 thermal insulation batts to roof space under roof tiles in living areas, excluding garage and subject to BASIX

Building Exclusions

- ✓ Six year structural warranty period
- ✓ 90 day maintenance period from practical completion
- ✓ All insurances including construction, Home Owners Warranty & public liability



Find out more.

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