

# Premium Inclusions



## PRE-CONSTRUCTION

- Soil report and Feature Survey
- Bushfire Attack Report
- Property Services Information
- 6 star Energy Report
- Building Permit
- Statutory Warranty Insurance
- 90 day maintenance
- One on One Colour Consultation

## SITE WORKS & CONNECTIONS

- Earthworks based on a 5 metre setback on a maximum site of 650sqm with up to 300mm of fall over the land.
- Engineer designed "M" Waffle class slab:
  - 310mm overall height
  - 300mm wide perimeter beams
  - 3-L11 Trench mesh
  - 110 wide internal ribs with 1No. N12 bars
  - SL72 Top mesh
- Water connection to an existing dry tapping point within the building site.
- Connections to standard sewer and storm water points within the building site at a depth of up to 1.5m on a maximum site size of 650sqm.
- Single Phase underground electricity connection to an existing dedicated pit within 12m of the meter box and gas connection where available.  
(Note: Electricity, gas and telephone consumer account opening fees are excluded. Excludes rock removal, bushfire protection measures and telephone conduits).

## STRUCTURAL

### Single Storey

- 2590mm ceiling height with 90mm Pine frame.
- 22.5° roof pitch to house and garage with Structural Pine roof trusses.

### Double Storey

- 2590mm ceiling height with 90mm Pine frame to ground floor.
- 2440mm ceiling height with 90mm Pine frame to first floor.
- 22.5° roof pitch to house and garage with Pine roof trusses.

## EXTERNAL

- Choice of Designer Facades (house specific) excluding feature finishes.

- Choice of clay wire cut bricks from Builders Category 1 Range with natural mortar and rolled joints.
- Selection of concrete roof tiles from Builders Category 1 Range.
- Colorbond fascia, gutter and downpipes from Builders Category 1 Range.
- Window Infills: - Brickwork over steel lintel to openings up to 3000mm wide (lightweight infills over opening greater than 3000mm).
- Total of 2 garden taps:
  - 1 at meter location
  - 1 attached to dwelling

### Double Storey

- Rendered lightweight cladding to first floor walls.
- Balcony (Double Storey only, Facade specific)
- Ceramic Floor Tiles selected from Builders Category 1 Range (up to 400 x 400mm).
- Feature aluminium balustrade or lightweight cladding (refer to working drawings)
- Minimum 450mm Eaves to entire first floor only. (facade specific)

## EXTERNAL WINDOWS, DOORS & DOOR FURNITURE

- Designer aluminium powder-coated improved awning windows to front facade.
- Sliding windows to remainder of side and rear of dwelling.
- Designer aluminium powder-coated improved sliding door to Alfresco (house specific).
- Aluminium framed flyscreens with fibreglass mesh to all openable windows.
- Keyed window locks to all openable windows.
- Front Entry door: Feature 2040 x 820mm with clear glazing and painted finish .
- Entrance Lock: Terrace entrance knob lockset.
- External Laundry Door: 2040 x 820mm solid laminated timber 1 Lite with clear glazing and painted finish.
- External Garage Door: 2040 x 820mm Tempered hardboard flush panel (house specific).

- External Garage and Laundry Door Locks: Terrace entrance knob lockset.
- Garage Pedestrian Door: Flush panel 2040 x 820 with Terrace entrance knob lockset.
- Sectional Colorbond Garage Door: Choice of Colorbond colours from Builders standard range.
- Remote control with two hand held transmitters and one wall mount transmitter.
- Painted timber beam over Garage Door opening to Single and Double Storey homes.

### External Walls (house specific)

- Integrated Garages: Brick Veneer to Single and Double Storey homes.
- Detached Garages: (Double Storey homes) single skin brickwork with piers.

### Alfresco (house specific)

- Undercover Alfresco area lined with painted plaster ceilings and concrete floor as part of slab (design specific).

## ENERGY EFFICIENCY

- R2.5 Ceiling Batts to dwelling (excluding Garage, Porch and Alfresco ceilings).
- R1.5 Wall Batts to external house walls (including Garage/House common wall).
- Foil wrap to external walls including Garage (house common wall).
- Self-sealing exhaust fans to showers with draft stoppers.
- Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with natural gas booster.

### Double Storey

- Rinnai solar hot water system with single roof panel and ground mounted 215 litre storage unit with natural gas booster.

## CORNICE, SKIRTING, ARCHITRAVES, INTERNAL DOORS

- 75mm Cove Cornice to House and Garage.
- 67 x 18mm Square Edge MDF skirting boards with painted finish.
- 67 x 18mm Square Edge MDF architraves with painted finish.
- 2040mm high hinged flush panel doors with painted finish.

- 2040mm high hinged flush panel doors to all robes and linen cupboards with painted finish.
- Chrome hinges, latches and striker plates throughout home.

## INTERNAL DOOR FURNITURE

- Designer 100 series leverset on round rosette to internal hinged passage doors.
- Chrome knob to robe and linen cupboards.

## KITCHEN

- Designer Kitchen with 20mm reconstituted stone benchtop.
- Square edge laminated doors with choice from Builders Category 1 Range of colours.
- Fully modular cabinets with one bank of cutlery drawers and one bank of two pot drawers.
- Dishwasher provision with cold water connection and single power point.
- Pantry/Prep Room with 4 fixed white melamine shelves.
- Choice of Designer cabinetry handles from Builders Category 1 Range.
- Designer double bowl stainless steel sink with side drainer.
- Designer Kitchen chrome mixer tap

## KITCHEN APPLIANCES

Choice of either packages:

- 900mm ILVE Stainless Steel underbench oven from Builders Category 1 Range,
- 900mm ILVE Gas Cooktop from Builders Category 1 Range,
- 900mm ILVE Undermount Extractor Rangehood from Builders Category 1 Range,
- 600mm ILVE Stainless Steel Dishwasher from Builders Category 1 Range.

OR

- 900mm ILVE Duel Fuel Upright Stainless Steel Cooker from Builders Category 1 Range,
- 900mm ILVE Stainless Steel Canopy Rangehood from Builders Category 1 Range,
- 600mm ILVE Stainless Steel Dishwasher from Builders Category 1 Range.

(NOTE: Single Storey Homes ducted to roof space and Double Storey Homes vented through the external wall).

## LAUNDRY

- Stainless Steel trough with bypass set into custom built laminated cabinet.
- Chrome mixer tap with concealed washing machine stops.
- Linen cupboard with 4 rows of melamine shelving; Broom cupboard with single melamine shelf (house specific).

## ENSUITE & BATHROOM

- Designer vitreous china basin with chrome waste outlet from Builders Category 1 Range.
- Designer laminated vanity unit with 20mm reconstituted stone benchtop.
- Polished edge mirrors to width of vanity.
- Designer semi framed 2000mm high shower screen with pivot door.
- Recessed tiled shower base with chrome waste outlet.
- Feature Designer acrylic bath.
- Designer closed couple vitreous china duel flush toilet suite with soft close seat.
- Designer chrome basin mixer tap from Builders Category 1 Range.
- Designer chrome shower rail and rose from Builders Category 1 Range.
- Designer chrome shower mixer tap from Builders Category 1 Range.
- Designer chrome bath mixer tap from Builders Category 1 Range.
- Designer chrome bath spout from Builders Category 1 Range

## ELECTRICAL

- Double power points throughout home (excluding fridge, microwave, dishwasher, garage sectional door).
- LED Downlights (10w) throughout home, including Porch and Alfresco (excluding garage).
- External flood light to Laundry external door.
- 2 TV points with 5m of coaxial cable left in the ceiling for future antenna connection by client (if required).
- One pre-wired wall plated telephone

point to Kitchen.

- Hardwired smoke detectors with battery backup.
- RCD safety switch and circuit breaker to meter box.

(NOTE: Refer to electrical drawing for indicative location of points).

## HEATING

- Gas Ducted Heating Unit installed in roof space with digital thermostat hard wired to wall, ducted to living areas and bedrooms throughout (excludes wet areas).
- Total number of points and unit size are determined by supplier for maximum efficiency.

## FLOOR AND WALL COVERINGS

Floor Coverings

- Ceramic Floor Tiles or 8mm Laminate (Selection from Builders Category 1 Range) to Entry, Living, Meals and Kitchen.
- Ceramic Floor Tiles to Ensuite, Laundry, WC and Bathroom. Selection from Builders Category 1 Range (up to 400 x 400mm). Design specific.
- Tiled skirting: To wet areas (up to 100mm).
- Carpet: To all remaining areas including Rear Hallway. Selection from Builders Category 1 Range.

Wall Tiles

- Ceramic Wall Tiles: To Kitchen, Bathroom, Ensuite and Laundry. Selection from Builders Category 1 Range (up to 400 x 400mm).

## PAINT

- Dulux 2 Coat Flat Acrylic Paint System paint to all internal walls.
- Dulux 2 Coat Flat Acrylic Paint System paint to ceilings.
- Dulux Gloss Enamel Paint to all interior skirting, architraves and doors.
- Dulux Exterior to all exterior painted surfaces.

Stairs (Double Storey only)

- MDF staircase with painted handrail
- Newel post and timber balusters (design specific)

Client Signature (1)

Client Signature (2)

Sales Consultant Signature

Site Address

Date