

Essential Inclusions

Kitchen

Technika 600mm stainless steel electric underbench oven and 600mm gas cooktop.
Technika 600mm stainless steel externally ducted canopy rangehood.
Franke double bowl overmount stainless steel sink.
Selection of designer cabinet handles to doors and drawers (builders range)
20mm Caesarstone arris edge benchtop in Builders range of colours. Benchtop into window subject to kitchen design. Includes 900mm deep island bench.
Laminex Natural finish square edge doors and panels to fully lined melamine cabinets.
Soft close doors and drawers.
Floating wall shelves either side of the range hood.
Ceramic tiles to splashback (subject to kitchen design).
Alder solid brass mixer tap in chrome finish.
Dishwasher space with single power point and capped plumbing connection.
Microwave space with drawer and single power point (subject to kitchen design).

Pantry / Butlers

Pantry with four white melamine shelves.
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Bathroom & Ensuite

Clark semi-inset seamless vitreous china hand basin.
Alder single lever tapware plus hand held shower rose and wall bath outlet in chrome finish.
Laminex 33mm laminate benchtop to fully lined cabinetry with Laminex square edge doors & panels.
Soft close doors.
Polished edge mirrors above vanity.
Stylus dual flush vitreous china close coupled toilet suite.
Decina Uno 1700 Bath set into tiled hob in chrome finish.
Semi framed clear glass pivot shower doors with ceramic tiled shower base with tile insert floor waste.
Ceramic wall tiles to shower recess, with floor tiles and skirting tiles throughout.
Alder single towel rail and toilet roll holder in chrome finish.
Externally ducted exhaust fans including self-sealing air flow draft stoppers.

Laundry

Up to 800mm laundry cabinet with 33mm laminate benchtop and Franke 42l single bowl Overmount stainless steel sink.
Laminex Natural finish square edge doors and panels to fully lined melamine cabinets.
Soft close doors.
Alder Sink Mixer With Veggie Spray C/P (space permitting).
Ceramic wall tiles to laundry, with floor tiles and skirting tiles throughout.
Tiled splashback (builders range).
1/4 turn washing machine taps inside laundry cabinetry.

Floor Coverings

2040mm x 1020 high feature entry door in paint grade finish, with clear glazing (includes sidelights where applicable).
Awning aluminium windows including keyed window locks.
2110mm high stacker sliding door including keyed locks.
Double glazing to all aluminium windows and sliding doors.
Gainsborough external door furniture including lever handle set, single cylinder deadlock and key in knob entry set to garage access door (if applicable).
Nylon mesh flyscreens to all openable windows.
2040mm high x 820mm wide Corinthian Solicore hinged flush panel access door to rear of garage - paint finish (keyed alike).

Windows & External Doors

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External Finishes

COLORBOND® motorised sectional garage door, including 2 x remote control units & 1 x wall unit.
Garage door opening (2190mm high with low head-room kit x 2700mm wide).
Autoclaved Aerated Concrete (AAC) party wall system between dwellings.

Roof

Colorbond Custom Orb Roofing with Sarking OR Monier Elabana or Atura concrete colour - on roof tile (builders range 1 & 2) with sarking 1500mm wide to perimeter of roof.

Facade

Traditional facade with 450mm wide eaves to first floor front. 450mm wide eaves to first floor sides & rear.
75mm Autoclaved Aerated Concrete (AAC) panels to ground and first floor external walls with acrylic textured render finish.

Insulation

R6.0 Glasswool batts to ceiling of roof space with R2.5 to perimeter and underside of first floor into garage only (excludes remaining section of garage).
R2.5 Glasswool batts including breathable wrap to external walls (excludes garage).

Ceilings

Single storey designs, 2430mm high internal ceilings.
Double storey designs, 2430mm high internal ceilings to ground floor, 2430mm to the first floor.

Stairs

Carpeted MDF treads and MDF risers.
Round black balusters from the standard builders range. Baluster placement is specific to each home design.
Painted Finish KDHW Handrail 70mm x 45mm.
Plaster lined dwarf wall with painted MDF capping to top of stairs.

Hot Water Service

Rheem 26 Litre Gas Instantaneous HWS.

Fixing

Gainsborough lever passage sets and pull handles.
67mm x 18mm MDF single bevelled architraves and 67mm x 18mm MDF square dressed skirtings.
2040mm high flush panel internal doors with white rubber door stops and chrome hinges throughout.
Single melamine shelf and hanging rail to robe.

Paint & Plaster

75mm cove plaster cornice throughout.
Haymes 3-coat application low sheen acrylic in one standard colour to all internal walls (2-coat application to garage).
Haymes semi-gloss paint to internal timberwork and doors.

Foundations

Concrete raft slab, engineer designed up to 'M-D' class, maximum 300mm fall and no existing fill. Site costs will be adjusted if founding conditions differ.
Part A slab penetration termite treatment.
Part B slab perimeter termite treatment. (physical barrier).

Heating & Cooling

TCL Sized to Dwelling Ducted Reverse Cycle Air Conditioning up to 8 zones with outlets to internal living rooms and bedrooms. Includes outlets to wet areas. Excludes outlet to Laundry. Note: Includes a concrete slab for outdoor unit.

Electrical

Clipsal Iconic Double power points as per standard electrical plan.
Fixed White round face 8W LED downlight (Warm White) throughout.
RCD safety switches (earth leakage detector).
Hard Wired Smoke detectors interlinked to comply with AS3786.
One telephone point. TV antenna & TV & data point to Master Bedroom & Family Room (additional points to Living/Rumpus room if applicable).
External light point(s) as per standard drawing.
4 x Beacon 4.5W recessed steplight to double storey designs (Brushed Chrome).
Weatherproof isolating switch for air conditioning condenser.
Weatherproof double power point for hot water unit.

Services & Connections

Two external taps.
Connections are based on a building allotment of up to 650m2 with up to 300mm of fall and front building setback of 5m.
Includes connection of water, sewer, stormwater, NBN conduit & drawstring points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Stormwater includes up to 80 lm with up to 7 inlet pits.
Does not include consumer account opening fees and usage charges. Please discuss with your New Home Specialist if connection to natural gas is unavailable. Service connection points must be of a suitable capacity and located within the building allotment, any upgrades will be at an additional charge to the customer.
Plumbing provision only for connection of client provided rainwater tank to one WC.
Note: conveying of services to the land and provision of connection points, authority contributions, headworks and consumer account opening fees are not included.

Structural

90mm structural grade pine wall framing & roof trusses (MGP10) to suit a site with wind classification N1.
Lifetime Structural Guarantee*. Please refer to our website for full terms and conditions.

NCC 2022 Requirements

One step free shower recess.
Single entry point with step free (less than 5mm) threshold between house and garage. Sites requiring a step down to the garage will incur additional cost.
Noggins to wet areas for future grab rail.
installation to one accessible shower and toilet.
Deemed-to-Satisfy Energy Compliant.