

LUXURY INCLUSION LIST



*Home is
where our
story begins.*



COUNCIL AND REGULATORY REQUIREMENTS

SITE SETUP

- Temporary fencing as per site requirements.
- Silt Sediment control if applicable.
- Crossover Protection if applicable.

SIX STAR ENERGY RATING

- Six Star Energy Rating according to nationwide house energy rating scheme.

TERMITE TREATMENT

- Termite Treatment where applicable as per local council requirements.

BUILDING PERMIT

- Building Permit and Occupancy Permit requirements.
- Community infrastructure levy if applicable.

CONNECTIONS

RECYCLED WATER

- Recycled Water connection if applicable as per developer requirements.
- Connecting recycled water to all the toilets and laundry.
- Recycled water tap where suitable as per plumbing requirements.

WATER

- Connection of water supply up to 5 metre setback.

NBN

- FIBRE OPTIC- NBN includes conduit for fibre optic connection in NBN ready estates only.

Note: Connection and installation of all required cabling from pit to dwelling to be completed by client after handover.

PHONE

- Phone trenching from pit to house including 2 phone points.

Note: Phone connection fees to be paid by consumer.

FIXED SITE COSTS

- All classes of waffle pod slab including "P CLASS" according to AS2780.
- Soil removal up to 700mm fall.
- Rock excavation, removal & disposal.
- Any number of concrete bored piers.
- Edge Beams if required.
- Porch and Alfresco are part of base slab.

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EXTERNAL FIXING

FACADE

- A variety of facades to choose from 5AB Range.

BRICK INFILL

- Brick infill over all windows & garage door with galvanised steel lintels.

MASONRY WORK

- A variety of bricks to choose from Austral Bricks with off white mortar.

FASCIA, GUTTERS & DOWNPIPES

- A variety of colours to choose for Colorbond Fascia, Gutter & Downpipes.

ROOFING

- A variety of roof tiles to choose from builder's range.

EAVES

- Front eaves to single storey & throughout the house for double storey.

TAPS

- Two external garden taps.

INTERNAL FIXING

- Up to 2700mm ceiling height & 2340mm internal door height for ground floor.
- 2550mm ceiling height & 2040mm internal door height for first floor.
- 2340 x 920mm wide flush panel hardwood entry door.
- Designer internal door handles.
- Lockwood or Gainsborough to front entry door.
- Chrome finish door stops, hinges, latches and striker plates throughout.
- Quick Slider flush door panels to bedroom robes.
- 67mm skirting boards and door architraves.
- Privacy lock to master bedroom.

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KITCHEN

CABINETS

- Up to 6m (3m underbench and 3m overhead cabinet) on cooktop side.
- Up to 2.7 x 1m cabinetry under kitchen island benchtop.
- Up to 1m cabinets over fridge space.
- Up to 6 pot drawers to cooktop side.
- Microwave space in kitchen island bench.
- Soft close cabinetry. Choice of texture, satin or gloss finish to cabinetry.

Note: Dimensions can vary according to floor plan.

STONE

- 40mm edge reconstituted stone benchtop. (up to 3000mm length* 600mm width)
- 40mm edge reconstituted stone island benchtop. (up to 2700mm length * 1000mm width)

SPLASHBACK

- A huge range of tiles to choose from for splashback.

APPLIANCES

- Baumatic 900mm stainless steel built-in oven.
- Baumatic 900mm stainless steel gas cooktop.
- Baumatic 900mm stainless steel slide out rangehood.
- Baumatic 600mm freestanding dishwasher.

PLUMBING FIXTURES

- Mixer tap.
- One double bowl sink with drainer.
- One water point for fridge.

COMMON BATHROOM

CABINETS

- Vanity as per plan up to 1000mm.
- Choice of texture, satin or gloss cabinetry.

STONE

- 20mm reconstituted stone benchtop up to 1000mm.

SPLASHBACK

- A variety of tiles to choose from for splashback.

SHOWER SCREEN, BASE & MIRROR

- Mirror same width as vanity up to 1000mm high.
- Shower Screen up to 1200mm x 1200mm.
- Tiled shower base.
- Niches as per plan and where feasible due to structure requirements.
- Exhaust fans as per plan.

PLUMBING FIXTURES

- Mixer tap.
- Handheld shower rail.
- One basin to vanity.
- Single towel rail and toilet roll holder with chrome finish.
- WC: Toilet suite soft close with dual flush.

PRIVACY LOCKS

- Privacy lock to common bathroom, WC / powder.

ENSUITE

CABINETS

- Double vanity up to 2000mm.
- Choice of texture, satin or gloss cabinetry.

STONE

- 20mm reconstituted stone benchtop up to 2000mm.

SPLASHBACK

- A variety of tiles to choose from for splashback.

SHOWER SCREEN & MIRROR

- Mirror same width as vanity up to 1000mm high.
- Shower Screen up to 1800mm x 1200mm.
- Tiled shower base.
- Niches as per plan and where feasible due to structure requirements.
- Exhaust fan as per plan.

PLUMBING FIXTURE

- Mixer taps to basins.
- Handheld shower rail with mixer tap.
- Up to two basins in ensuite.
- Single towel rail and toilet roll holder with chrome finish.
- Toilet suite soft close with dual flush.

PRIVACY LOCKS

- Privacy lock to ensuite door.



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LINEN, PANTRY & ROBES

- Robes with 1 shelf and hanging rod in all bedrooms.
- Robes with 1 shelf and hanging rod in master bedroom.
- One linen with 4 white melamine shelves.
- Pantry with 4 white melamine shelves.

LAUNDRY

CABINETS

- Up to 1000mm cabinet.
- Broom cupboard as per plan.

STONE

- 20mm reconstituted stone benchtop up to 1000mm.

SPLASHBACK

- A variety of tiles to choose from for splashback.

PLUMBING FIXTURES

- 45L single bowl sink with mixer tap.

GARAGE

- Concrete flooring.
- Internal access door.
- Plaster ceiling with 75mm cove cornices.
- Brickwork above front and rear garage door openings.
- Single or double lockup garage as per plan.
- Panel lift garage door.
- Remote controlled automatic opener to garage door including two handsets and a fixed wall unit.
- Rear lockable solid single door.
- Construction over garage for double storey. (house specific)



ELECTRICAL

- LED lights included. (25 for single storey & 35 for double storey)
- One double powerpoint to each bedroom, laundry, ensuite, main bathroom, garage, kitchen & pantry.
- Three double powerpoints in master bedroom & living area.
- Smoke detectors as per plan.
- Exhaust fans in bathrooms, powder and ensuite.
- Two TV points.
- Two data points.
- One TV Antenna.
- Two phone points.
- One flood sensor light to the front and three flood lights without sensor to all other sides.
- Electrical safety switch to power board.

HEATING & HOT WATER BOOSTER

- Braemar Gas Heating Unit according to floor plan up to 7 outlets.

Note: If refrigerated reverse cycle unit is selected then gas heating unit will be removed.

Note: Outlets may vary according to floor plan.

- Instantaneous gas hot water unit.

INSULATION

- Insulation to ceiling as per 6-Star Energy rating report except the garage.
- Insulation to outer walls as per 6-Star Energy rating report except the garage.

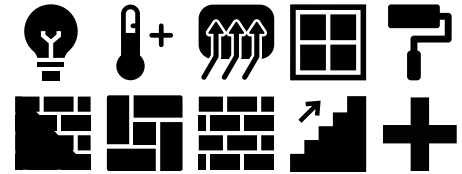
WINDOWS & SLIDING DOORS

- Aluminium sliding/stacked door to alfresco.
- Awning windows to front of the house.
- Sliding windows to sides and rear.
- Locks to all windows and sliding doors.

PAINT

- 3 coat paint system from Haymes Paint on walls & ceiling.
- Gloss finish on architraves and skirtings from Haymes Paint.
- Gloss finish to internal doors and entry door from Haymes Paint.

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PLASTER

- 10mm plaster board to walls & ceiling.
- 75mm cove cornices throughout the house.
- Wet area plaster to bathrooms & ensuite.

FLOORING

- Timber laminated flooring in open living area.
- A range of carpets or timber laminated flooring to choose from builder's range. (Bedrooms only)
- Up to 600 x 600mm porcelain tiles to all wet areas.

STAIRCASE FOR DOUBLE STOREY

- Vic Ash hardwood timber staircase.
- Painted timber profile handrail and painted timber square newel posts.

OUTER WALLS FOR DOUBLE STOREY

- Bricks to external wall on ground floor.
- Rendered foam finish to the first floor external walls.

ADDITIONAL

- Builders cleaning prior to hand over.
- Removal of all building waste and rubbish.
- 90 days maintenance period.

NOTE: This is a standard inclusion list, any quotation supersedes this list. Variations can occur due to changes in floor plan. Any items/upgrades in addition to this list will be raised as a separate variation cost. Product availability is subject to change. The builder reserves the right to provide an alternative product of equal or greater value (at the builder's discretion) in the event that the product is unavailable. The builder reserves the right to alter the inclusion list. The most current inclusion list will supersede any previous editions.

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