



YOUR HOME ESSENTIALS

STANDARD INCLUSIONS

STRUCTURAL & INTERNAL FEATURES

Foundations

- ▶ Engineered "M" Class concrete waffle pod slab. (Excluding alfresco and porch). Includes "SL72" fabric mesh, N12 bars & 3-L11 trench mesh with 310mm overall slab height.

Site Works - Excavation

- ▶ Up to 700M2 land size - Excavation and soil removal with an allowance for fill of up to 300mm & fall of up to 400mm & 5m set back (Excludes retaining walls and AG drains).

Connections

- ▶ Connection of services - water, gas, electricity (Excludes usage)
- ▶ 100mm sewer, 100mm stormwater with additional risers to external perimeter.
- ▶ Telephone conduit with draw string.
- ▶ 2x external water taps in addition to mains metered water tap.
- ▶ Excludes telephone connection cost and excludes gas and electricity account opening fees.

Council and OH&S Requirements

- ▶ OH&S requirements and certifications.
- ▶ Perimeter scaffold with roof rail (Fall protection) & stair void protection where applicable.
- ▶ Crossover Protection & Silt Sediment control where applicable.
- ▶ Temporary site fencing and Rubbish cage.
- ▶ Warranty insurance.
- ▶ Occupancy Certificate.

Structural

- ▶ 7 year structural guarantee.
- ▶ All statutory warranties, insurances and guarantees.
- ▶ 6 Months maintenance period.
- ▶ Independent inspections by registered building surveyor.
- ▶ Termite Protection (if required)

External Cladding

- ▶ Choice of bricks selected from expanded builders range to ground floor.
- ▶ Feature render as per facade detail (Refer to plans)
- ▶ Lightweight cladding to first floor (product specific).
- ▶ Brick infills above all windows to front elevation (product specific).
- ▶ Infills above sliding door/s to alfresco. (Design specific, Lightweight cladding).
- ▶ Natural colour round rolled mortar joints.

Roofing Material

- ▶ Concrete roof tiles selected from expanded builders range. 22.5 degree roof pitch.

Frame

- ▶ MGP 10 stabilised pine 90mm wall frames and engineer designed roof trusses.

Fascia & Guttering

- ▶ Colorbond metal gutter, fascia and downpipes.

Windows

- ▶ Powdercoated aluminium feature windows to front elevation.
- ▶ Powdercoated aluminium sliding windows & sliding doors to remainder of home.
- ▶ Keyed window locks to all openable windows.

Front Door

- ▶ Choice of feature front entry door clear or translucent glazed.
- ▶ Tri-lever 890 TLE door furniture.
- ▶ Choice of powder coated aluminium or timber door frame.

External Paintwork

- ▶ Low sheen acrylic paint to all external surfaces.

- ▶ Gloss enamel paint or timber varnish to front entry door.
- ▶ Flat acrylic paint to eaves (If applicable).

Garage

- ▶ Concrete waffle pod floor, plaster lined ceiling & part internal walls.
- ▶ Colorbond panelift garage door. Brick infill above garage door opening. (Product specific)
- ▶ Weatherproof hinged access door to rear of garage with aluminium powder coated door frame.
- ▶ Hinged internal access door to garage. (Design specific)

INTERNAL FEATURES

Ceiling Height

- ▶ 2490mm ceiling height to ground floor & 2440mm to ground floor.

Internal Walls & Cornice

- ▶ 10mm plaster with 75mm cove cornice.

Skirting / Architraves

- ▶ 67mm x 12mm primed single bevel skirting.
- ▶ 67mm x 12mm primed single bevel architraves.

Staircase

- ▶ Staircase finishes are house design specific. Check master standard drawing for confirmation of staircase finishes.

Internal Doors & Door Furniture

- ▶ 2040mm high x Up to 820mm wide flush panel and hinged wardrobe doors. (Design specific)
- ▶ Chrome lever door furniture.
- ▶ Designer door handle to robes. Privacy door handles to bathroom, WC (Main) & master bedroom.
- ▶ Air cushion door stops.

Internal Paintwork

- ▶ 2 coat paint system. Flat acrylic paint to ceilings.
- ▶ Matt washable acrylic paint to internal walls.

- ▶ Gloss enamel to all internal woodwork and doors.

Wall & Floor Tiles

- ▶ Selection from builders "Essential" range of ceramic floor and wall tiles to kitchen, bathroom, ensuite, laundry & Powder room. (Ceramic floor tiles up to 450mm x 450mm.)
- ▶ 100mm high skirting tiles to bathroom, ensuite, WC, laundry & Powder room.

SUSTAINABLE ENERGY FEATURES

Energy Ratings - Double Storey Homes

- ▶ Independent 6 star energy report obtained for every individual home.
- ▶ 6 Star energy ratings are included for standard design homes only (any changes may effect the rating and additional costs may apply)

Insulation

- ▶ R 3.5 Insulation to ceiling.
- ▶ Micro perforated breather silitation to ground floor external walls, breathable membrane wrap to first floor external walls & R 1.5 polyester batts to all external walls of house. (Excludes garage)

Heating

- ▶ 3-star gas ducted heating unit installed in roof space with digital control.
- ▶ Ducted to all living areas and bedrooms.

Solar Hot Water

- ▶ Solar system with storage tank and gas

ELECTRICAL FEATURES

Internal Powerpoints

- ▶ Generous amount of double/single powerpoints throughout home as per electrical plan.

Lighting

- ▶ Internal: Fixed batten holders with cowl shades and energy efficient globes.
- ▶ External: Fixed batten holder to entry and 2 x single weatherproof para flood

- lights to ground floor.

TV Points

- ▶ 3 x TV points including 5M of coaxial cable to roof space. Refer to electrical plan (Design specific)

Telephone Points

- ▶ Pre wired telephone point with wall plate and underground connection to supply pit.

Exhaust Fans

- ▶ Self-sealing exhaust fans where required.

Smoke Detectors

- ▶ 240v Hardwired with battery backup where required.

Safety Switch

- ▶ RCD safety switch and circuit breakers to metrebox.

KITCHEN & LAUNDRY

Kitchen Joinery

- ▶ Laminated cabinets & overhead cupboards selected from builders range.
- ▶ White melamine finish to all internal surfaces.

Kitchen Handles

- ▶ Designer selection from builders range.

Kitchen Benchtop

- ▶ Laminated 36mm square edge benchtop from builders standard range.

Kitchen Sink

- ▶ 1 & 3/4 stainless steel sink with side drainer and basket waste.

Kitchen Mixer Tap

- ▶ Designer chrome sink mixer.

KITCHEN APPLIANCES

Oven /Cooktop

- ▶ 900mm stainless steel dual fuel upright cooker (Design specific).

Dishwasher

- ▶ Provision with single power point and

- water connection.

Rangehood

- ▶ 900mm or 600mm stainless steel canopy/slideout rangehood ducted to external.(Design specific).

Laundry Trough

- ▶ 45ltr stainless steel trough, powdercoated steel cabinet with designer sink mixer and wall mounted washing machine stops.

BATHROOM/ENSUITE/POWDER ROOM

Bathroom Joinery

- ▶ Laminated cabinets selected from standard builders range.
- ▶ White melamine finishes to all internal surfaces.
- ▶ Handles designer selection from builders range.

Vanity Benchtop

- ▶ Laminated 19mm square edge benchtop with 16mm shadow line selected from builders standard range.

Shower

- ▶ Polymarble shower base. (Design specific)
- ▶ Polished silver frame shower screen with pivot door and clear laminated glass.
- ▶ Designer hand held shower with flickmixer and adjustable rectangular shower rail. (Chrome)

Bath

- ▶ 1700mm white acrylic bathtub.
- ▶ Flickmixer and goosneck spout. (Chrome)

Vanity Basin

- ▶ Designer selection from builders range.
- ▶ Designer flick mixer. (Chrome)

Toilet

- ▶ Imperial white vitreous china toilet suite with concealed waste and dual flush cistern.

Mirrors

- ▶ Polished edge mirrors to full width of vanity.