

Quality Inclusions

Foundations/Fall Of Land*

- Foundation class up to "M" class concrete slab with a maximum of 300mm fall over the building envelope.
- Based on allotment up to 650m2 with a maximum setback of 5m to front of the house.

Alfresco (house specific - see detailed drawings)

- Undercover Alfresco area complete with plaster lined ceiling and one ceiling batten holder.
- Foundation class up to "M" class concrete slab with waste point.

Services**

- Underground power (up to 12m).
- Water connection (dry tap connection on same side of street).
- Gas connection (up to 20m).
- Sewer and stormwater connection.
- Termite protection.

Brick

- Clay brick selection from Builder's standard Category 1 range (Austral).
- Brickwork over windows from Builder's standard Category 1 range (Austral).

Roof

- Cement tile selection from Builder's standard Category 1 range (CSR).

Windows

- Powder coated aluminium frames to front elevation (based on selected façade).
- Powder coated aluminium frames to remaining elevations.

Framing

- Pine framing to walls and roof as per Engineer's requirements.

Kitchen

- Postformed laminate benchtop selection from Builder's standard Category 1 range.
- Laminate cabinet and cabinet doors selection from Builder's standard Category 1 range.

- Four melamine shelves with flush panel door to Pantry (house specific).
- European Omega 600mm multi function stainless steel Oven (OO651XR).
- European Omega 600mm gas stainless steel Cooktop (OG60XA).
- European Omega 900mm stainless steel canopy Rangehood (ORW9XA). Single storey homes ducted to roof space and double storey homes vented through the external wall.
- Stainless steel double bowl sink (Base Mark II).
- Flick mixer tap in chrome finish.
- Provisions for future Dishwasher including single power point and capped cold water point.

Ensuite/Bathroom

- Semi-frameless shower screen with pivot door and fully tiled shower base.
- Kado Cirque vitreous china hand basins to Ensuite and Bathroom.
- Fully laminated shadow-line style vanity units with melamine interior and square edged vanity tops.
- Fixed panel vanity unit to Powder Room on double storey homes (house specific).
- Mizu Bloc 1500 acrylic bath.
- Polished edge mirrors to full width of vanity.
- Aqua flow shower grate.

Doors

- Primed timber Corinthian Urban door with feature panel/s to Front Entry (PURB2 or PURB101).
- Fully glazed timber, half glazed timber or aluminium sliding door to Laundry (house specific).
- Flush panel (2040mm high) internal doors throughout.
- Lockwood Velocity Glide L4 levers to internal doors (Lockwood Velocity Sphere K2 to Linen and Robes).
- Lockwood Symmetry Manor Series entrance set to external doors.
- Door stops to all opening doors where applicable.
- Robes include white melamine shelf with chrome hanging rod.
- Linen includes four melamine shelves.
- Doors include chrome hinges, latches and striker plates throughout the house.

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LIFESTYLE

Quality Inclusions continued

Laundry

- Base 45ltr trough and acrylic cabinet with by-pass.

Taps

- Posh Base in chrome finish to showers, bath & laundry trough.
- Bristol Mk2 swivel basin mixer.
- Arco washing machine stops in chrome finish to Laundry.
- 2 Garden taps provided - one inside the front boundary and one attached to house.

W.C.

- Porcher Heron china close coupled suite.

Ceiling

- 2440mm high ceilings to single storey homes.
- 2440mm high ceilings to ground and first floors of double storey homes including Garage.

Heating

- Gas ducted heating to living areas and bedrooms (refer to detailed drawings for locations).
- Gas ducted heating unit and manual thermostat.

Solar Hot Water

- Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with natural gas booster.

Electrical (refer to detailed drawings for locations)

- Safety switch.
- Exhaust fans over shower recesses.
- Hard wired smoke detectors.
- Double powerpoints throughout house.
- Self sealing exhaust fans to W.Cs without direct ventilation to outside air.
- Batten holders throughout house.
- Single batten holder to Portico ceiling (façade specific).
- Single batten holder to Alfresco ceiling (house specific).
- Single paraflood light to external wall outside laundry.
- 1No. TV point.

Paint

- Wattyl Sunfast Low Sheen to external downpipes and woodwork. Note: Colorbond fascia and gutter. Colorbond downpipes on double storey homes.
- Wattyl Easyflow Gloss to internal woodwork and doors.
- 3 coat paint system of Wattyl Low Sheen Washable Velvet to internal walls.
- Wattyl Supercover White to ceilings.

Tiles

- Selection from Builder's standard Category 1 range.
- Floor and wall tiles to Ensuite, Bathroom and Laundry (refer to detailed drawings for extent of tiled areas).
- Floor tiles only to W.C (Powder Room where applicable) and wall tiles only to Kitchen splashback.
- 100mm high tiled skirting to wet areas.

Plumbing

- Concealed plumbing.

Insulation

- Insulation batts to ceiling and walls. (Applies to standard house plans only and excludes Garage and Alfresco).
- SEAV 6 star energy rating compliance (as per standard plans).

Garage

- Lock up Garage with Colorbond roller door.
- Fibre cement infill above Garage opening.
- External weatherproof flush panel door (house specific).

Extra Features

- 75mm cove cornice throughout house.
- 67mm decorative skirting and architraves.