

## 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 650m<sup>2</sup> with a maximum setback of 5m to the 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 & 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.
- Melamine shelving to cabinets.
- 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.
- Base vanity hand basins to Ensuite and Bathroom.
- Fully laminated shadow-line style vanity units with melamine interior and square edged vanity tops.
- 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).
- Aluminium sliding door to Laundry.
- 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.

### Laundry

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

### Tapware

- 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.

## Quality Inclusions

continued

### 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

- 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.
- 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.

### Render (façade specific)

- Brickwork - 2 coats of Dulux Acratex Renderwall (inc AcraBond) and 1 coat of Dulux Acratex Coventry Coarse (standard colour range).
- Hebel Wall Cladding - 1 coat mixture of RenderWall with AcraPatch Coarse mixed in equal parts and 1 coat of Dulux Acratex Coventry Coarse (standard colour range).
- BlueBoard Cladding - Dulux Acratex AcraPatch jointing system and a full skim coat of Dulux Acratex AcraPatch or FastCoat to the entire surface area, completed with one 1 coat of Dulux Acratex Coventry Coarse (standard colour range).

### 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 Tiled skirting to wet areas.

### Plumbings

- Concealed plumbing.

### Insulation

- R2.5 insulation batts to ceiling & sisalation to external walls (excludes Garage and Alfresco).
- SEAV 6 star energy rating compliance.

### 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 42mm architraves.

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- ✓ HIA's Most Professional Victorian Builder 2012
- ✓ Guaranteed site start†
- ✓ Guaranteed completion times

<b>Zone 1</b>	 20 Weeks	<b>Zone 3</b>	 22 Weeks
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- ✓ Independent quality inspections
- ✓ PD Rewards membership benefits
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If required by town planning permit, client must provide landscaping to front and rear of block, letterbox, fencing, clothesline, concrete skirt to rear and storage area at own cost, unless otherwise advised.

\*Compaction of soil if required by the structural engineer is not included. \*\*Service costs based on a building lot of up to 650sqm and a building setback of 5m. 12m of under ground services have been allowed. † Start subject to land title & finance availability. All build times include variations. Rent relief up to a maximum of \$250.00 per week if guaranteed completion time not met. Refer to sales consultant for Porter Davis Build Zone Map. Effective 24.06.15

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