

# ADVANTAGE

## Quality Inclusions

### Foundations/ Fall Of Land<sup>1</sup>

- Foundation class up to "M" class concrete slab with a maximum of 300mm fall over the building envelope.
- Based on allotment up to 400m<sup>2</sup> with a setback of 4m to the front of the house.

### Services<sup>2</sup>

- Underground power.
- Water connection (dry tap connection on same side of street).
- Gas connection (up to 20m).
- Sewer & storm water connection.
- Part A termite protection.

### Brick

- Clay brick selection from Builder's standard Category 1 range (Austral).
- FC Sheet infill over windows to side and rear elevations for single storey only.

### 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 hinged only doors to Pantry (house specific).
- European Bellissimo 600mm stainless steel oven (TB60FDTSS-3).
- European Bellissimo 600mm gas stainless steel cooktop (TB64GWSS-4).
- European Bellissimo 900mm stainless steel canopy rangehood (CHEM52C9S-2) ducted to roof space.
- Stainless steel double bowl sink (Base Mark II).
- Flick mixer tap in chrome finish.
- Provisions for future dishwasher including single powerpoint and capped cold water point.

### Ensuite/Bathroom

- Semi-frameless shower screen with pivot door and Polymarble shower base.
- Base vanity hand basins to Ensuite and Bathroom.
- Fully laminated shadowline style vanity units with melamine interior and square edged vanity tops.
- Mizu Bloc 1500 acrylic bath.
- Polished edge mirrors to full width of vanity.

### Doors

- Primed timber Corinthian Urban door with feature panel/s to Front Entry (PURB2 or PURB101).
- 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.

### Laundry

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

### Tapware

- Posh Base in chrome finish to showers, bath and 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.

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## Quality Inclusions continued

### Heating

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

### Solar Hot Water

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

### Electrical

(refer to detailed drawings for locations)

- Safety switch.
- Exhaust fans to internal Bathrooms and WC only.
- Hard wired smoke detectors.
- Double powerpoints throughout House.
- Batten holders throughout House.
- Single batten holder to Portico ceiling.
- Single batten holder to Alfresco ceiling (house specific).
- 1No. TV point.

### Paint

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

### Tiles<sup>3</sup>

- 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.

### Plumbing

- 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 skirting and 42mm architraves.