

# Designer Inclusions



## External Features

<b>Entrance Door</b>	Hume Entry Door (from Builder's Standard Range)
<b>Door Furniture</b>	Lockwood lever chrome plated entry set to all external doors
<b>Bricks</b>	PGH & Austral face bricks from Builder's Range 1 with Off-White Mortar (design Specific)
<b>External Cladding</b>	Refer to plans and specification (design Specific)
<b>Windows</b>	Aluminium sliding windows & doors - Fly Screens and Key Locks to all Openable Sashes
<b>Roof</b>	Colorbond steel roofing from Colorbond Standard Range
<b>Fascia &amp; Gutters</b>	Colorbond fascia & gutter from Colorbond Standard Range

## Internal Features

<b>Ceiling Height</b>	2550mm to all current Standard designs
<b>Internal Doors</b>	Hume Redicote flush panel door
<b>Plaster</b>	Plasterboard to all internal walls & ceilings
<b>Architrave &amp; Skirting</b>	67mm x 11mm architrave, 67mm x 11mm skirting
<b>Cornice</b>	75mm cove style cornice

## Kitchen

<b>Oven</b>	Omega OO654X 60cm Stainless Steel Electric Oven
<b>Cooktop</b>	Omega OC64TZ 60cm 4 Zone Cooktop
<b>Rangehood</b>	Omega ORT6WXA 60cm Telescopic Rangehood
<b>Sink</b>	Clark Monaco 1.75 end bowl (left or right configuration) with one tap hole
<b>Sink Mixer</b>	Stylus Blaze Pin Sink Mixer
<b>Dishwasher</b>	Omega ODW717X 60cm Stainless Steel Dishwasher
<b>Pantry</b>	Walk-in or built-in pantry with 4 white melamine shelves (design Specific)
<b>Cupboards</b>	720mm high overhead cupboards, one nest of 4 drawers with cutlery insert, 600mm deep, 900mm high base cupboards. Laminate finish to all cabinetry (design specific)
<b>Benchtops</b>	20mm Stone tops from Builders range 1 with Standard Edgework
<b>Splashback</b>	Ceramic wall tiling from Builder's Standard Range

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## Bathroom, Ensuite, WC & Powder Room

<b>Mirrors</b>	900mm high mirror above tiling of each vanity to the width of the vanity
<b>Basins</b>	Caroma Carboni II Above Counter Basin
<b>Bath</b>	Caroma Vivas Island Bath 1525 or 1675 (design Specific)
<b>Shower Bases</b>	Tiled shower bases, tiles from Builder's Standard Range
<b>Shower Screens</b>	Clear laminated glazed Semi Frameless pivot door
<b>Taps</b>	Stylus Blaze Pin Basin Mixer & Blaze Pin Bath/Shower Mixer
<b>Toilet</b>	Stylus Dorado Wall Faced Close Coupled Toilet Suite
<b>Shower Head</b>	Caroma Pin Rail shower outlet

## Paintwork

<b>Internal Walls</b>	Haymes Elite Ultra Premium - 3 Coat System
<b>Ceilings</b>	Ceiling White including Cornices
<b>Internal Trims &amp; Doors</b>	Gloss Enamel paint to timber doors, architrave and skirting
<b>External Woodwork</b>	Exterior self priming low sheen paint to timber and metal surfaces
<b>Entry Doors</b>	Semi-gloss paint / Stained (design Specific)

## Ceramic Tiling

<b>Wall Tiles</b>	Builder's Standard Range to kitchen and wet areas
<b>Floor Tiles</b>	Builder's Standard Range to kitchen and wet areas with matching 100mm Skirting tiles to WC, Laundry, Bath & Ensuite

## Insulation

<b>Ceilings</b>	CSR Bradford R2.5 Glasswool GOLD insulation batts
<b>External Walls</b>	CSR Bradford R1.5 Glasswool GOLD insulation batts & EnviroSeal wall wrap

## Laundry

<b>Laundry Trough</b>	Clark Utility 42 litre stainless steel trough with cabinet
<b>Sink Mixer</b>	Stylus Blaze sink mixer
<b>Washing Machine Taps</b>	Under Bench Mini Washing Machine Cocks

# Designer Inclusions



## Garage

<b>Garage Door</b>	Colorbond Panel door from Standard Colour Range Inc. Automatic opener With 2 remotes
<b>Access Doors</b>	Redicote flush panel 2040mm high door (design specific)

## Hot Water System

<b>Hot Water System</b>	Cromagen 26L Instantaneous Gas Hot Water
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## Electrical & Safety Devices

<b>Power Points</b>	Clipsal 2000 Series double power points (white) throughout Two Clipsal Saturn Power Points to Kitchen
<b>External Power Point</b>	Double power point to alfresco (design specific)
<b>Smoke Detector(s)</b>	Clipsal smoke detector direct wired to 240V power supply with battery back-up
<b>Ceiling Exhaust Fans</b>	Self-closing exhaust fan to bathroom, ensuite and WC with non-openable windows (design specific)
<b>TV Points</b>	TV point to master bedroom and either home theatre or family area
<b>Safety Switch</b>	Clipsal Safety Switch to meter box as required
<b>Light Points</b>	8 watt White LED Light Fittings
<b>Telephone Points</b>	2 x pre-wired telephone points
<b>TV Antenna</b>	Builders range Tv antenna (Excluding Booster if required)

*(Note: The number and location of electrical points & fittings is design specific)*

## Storage

<b>Robes</b>	Vinyl sliding doors with white melamine shelf and rail (design specific)
<b>Linen</b>	4 white melamine shelves
<b>Broom</b>	Single white melamine shelf

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## Construction Features

<b>Concrete Slab</b>	Engineered standard 'M Class' concrete slab
<b>Framing*</b>	Supaloc Steel Frame (Standard Designs)
<b>Roof Trusses</b>	To manufacturer's specification

## Connections

<b>Site Costs Allowance</b>	650m2 block up to 500mm fall. (Ballanced Cut and Fill)
<b>Connection Allowance</b>	Storm water, sewer, power and water connections

## General

Home Guard Blue Termite Management System to perimeter of house (no exposed edge concrete slab)

Construction Risk Insurance

Council Development Application Fee's for standard single dwelling developments.

Home Compensation Fund Insurance

Engineers Soil Report

Basix Energy Assessment

3000L Slimline Water Tank and Pump and Automatic water Diverter

*These inclusions and the associated suppliers & products may be subject to change at any time without notice.*

*\* Framing of custom plans as detailed on plans.*

# Designer Inclusions



## Exclusions.

Please note the following exclusions from starting pricing, for the designer level of inclusions.

- Driveways
- Living and Bedroom Floor Coverings
- Landscaping
- Retaining Walls
- Clothesline
- Letterbox
- Fencing
- Window Coverings
- Removal of soil and or rock from site
- Bush Fire and Acoustics Reports where applicable.
- Council Contributions for secondary dwelling developments.
- Service Connection Costs (Telstra Etc.)
- Septic Systems and Primary Water Supply Tanks for rural properties or where required.

*Should you require any of the following to be included in your Initial Estimate please advise your sales consultant. Site investigations and or preliminary plans may be required to properly estimate the above exclusions. Your sales consultant may be able to advise a budget figure for early stage Feasibility.*