



Lifestyle Inclusions

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PRE-CONSTRUCTION

- Independent Qualified Engineer Designed Slab, Soil Test and Site Inspection
- Rescode Investigation
- Energy Rating Investigation
- Building Permit
- Builder's Insurances

CONNECTIONS

- Electricity (maximum six metre setback)
- Water (maximum six metre setback)
- Natural Gas Run In (where applicable)
- Sewer and Stormwater Based on Building Allotment of 700sqm
- Authorities Application and Certification Fees (Development Applications and Town Planning not included)
- Conduit for Future Telephone Connection
- Conduit for NBN (National Broadband Network)

FOUNDATIONS

- Site Fall Up to 300mm
- Class 'MD' Concrete Slab (Floor Height at least 250mm) (Regional Only)
- Concrete Pump

TERMITE PROTECTION

- Termite Resistant Timber Frames and Trusses (Regional Only)

ROOFING

- Concrete Tiled Roof (Metro Only)
- Colorbond Iron Roofing with Sarking (Regional Only)
- Colorbond Quad Gutter and Fascia
- 22.5 Degree Roof Pitch
- Painted 100mm x 50mm Downpipes

EXTERNAL FINISH

- Builder's Standard Range of PGH Bricks with Natural Mortar
- Outdoor Living Ceiling (if Applicable) to be lined with Plaster Sheeting
- Gables and Gable Infill to be Cement Sheeting
- Bricks above Doors, Windows and Garage Door (Where Applicable)

INSULATION

- R3.5 Batts to Ceiling (Excludes Garage Ceiling)
- R2.0 Batts plus Sisalation to External Walls (Excludes Garage External Wall)

EXTERNAL DOORS

- Front Entry Door Hume Newington Solid Panelled Door with Symmetry Entry Set
- External Door Jambs with Perimeter Draft Seal and Sidelights (if Applicable)
- Flydoors to Sliding Glass Doors (except Garage) (Regional Only)

WINDOWS

- Aluminium Sliding Windows with Key Locks (Key locks – Regional Only)
- Flyscreens to all Opening Windows (Except Garage) (Regional Only)
- Obscure or Clear Glass to Bathroom, Ensuite, Toilet and Powder Room

GARAGE

- Plaster Lined Walls and Ceiling
- Sectional Overhead Garage Door with Remote Control and 2 Transmitters
- Concrete Slab Floor

INTERNAL FINISH

- 2400mm Ceiling Height
- 75mm Cove Cornice
- Ceiling Fixed to Metal Batten System (Regional Only)
- 67mm x 18mm Bevelled Edge Skirting
- 42mm x 18mm Bevelled Edge Architrave

INTERNAL DOORS

- Internal Doors – 2040mm high Redicote Flush Panel
- Lockwood Velocity Door Furniture to Hinged Doors
- Door Stops to all Hinged Doors

KITCHEN

- Westinghouse 60cm Stainless Steel Multifunction Electric Oven
- Westinghouse 60cm Gas Cooktop
- Westinghouse 60cm Stainless Steel Slideout Rangehood
- Westinghouse 60cm Freestanding Dishwasher
- Joinery Made Base Cabinet with Laminate Benchtop and Overhead Cupboards Above Cooktop
- Underbench Microwave Cavity with One Pot Drawer
- 1 & 3/4 Bowl Stainless Steel Sink with Sink Mixer

ENSUITE, BATHROOM AND WC

- Joinery Made Cabinet with Laminate Benchtop
- Choice of Vanity Basins in White
- Choice of Mixer Tapware in Chrome
- Acrylic Bath in White
- Semi Frameless Pivot Door Shower Screen in Polished Silver with Clear Glass
- Tiled Shower Bases
- Polished Edge Mirrors 900mm High x Length of Vanity
- Towel Rail and Toilet Roll Holder in Chrome
- Choice of Toilet Suites in White with Soft Close Seat

LAUNDRY

- 1200mm Joinery Made Base Cabinet with Laminate Benchtop and Everhard Benchline 45L Insert Trough
- Sink Mixer to Laundry Trough and Washing Machine 1/4 Turn Stops

ROBES, LINEN AND BROOM CUPBOARDS

- Robes to All Bedrooms with One Melamine Shelf and Hanging Rail
- Four Melamine Shelves to Linen Cupboards
- Hinged Doors to Walk in Robes
- Vinyl Sliding Doors to all Robes and Linen Cupboards
- Vinyl Sliding or Hinged Doors to Broom Cupboards (Design Specific)

PAINTING

Haymes 3 Coat System (One Colour Throughout):

- Satin Acrylic to Walls
- Flat Acrylic to Ceilings
- Gloss Enamel to Doors, Architraves and Skirtings

CERAMIC WALL TILING

Builders Range of Tiles to:

- Kitchen Splashback – above Benchtop
- Bathroom – Shower Compartment to Height of Shower Screen, One Row above the Vanity, Bath Hob and above Bath
- Ensuite – Shower Compartment to Height of Shower Screen, One Row above the Vanity, Bath Hob and above Bath (if applicable)
- Laundry – above the Tub

CERAMIC FLOOR TILING

Builders Range of Tiles to:

- Bathroom, Ensuite, Laundry and WC with 100mm High Skirting Tile

ELECTRICAL

- Batten Holder Light Globe and Shade to Each Room as per Plan for Specific Designs
- 2 Double Power Points to Living, Master Bedroom and Kitchen Areas
- 1 Double Power Point to Other Bedrooms and Each Wet Area
- External Light Points at Each External Door
- One Light and One Double Power Point to Garage
- One Television Point and Splitter Box with Coaxial Cable in Roof Space (Antenna by Owner)
- Exhaust Fans to Ensuite and Bathroom
- One Phone Point
- Hard Wired Smoke Detectors with Battery Backup
- Safety and Isolation Switches
- NBN Provision

HOT WATER SERVICE

- Rinnai Solar Hot Water Service with Gas Booster

HEATING AND COOLING

- Ducted Gas Heating (Capacity to Suit Home)
- Ducted Evaporative Cooling (Capacity to Suit Home)

GARDEN TAPS

- Three Taps