

Premium Quality Inclusions

Building Inclusions

All building & Council application fees

Comprehensive builder's all-risk insurance during construction

HIA new home building contract

Standard house plans by qualified designer draftsman/engineer, complying with energy efficiency regulations

6½ year QBCC Structural Guarantee with a 6 month Maintenance Warranty

Building certification and inspection fees

Portable Long Service levy payments

Cyclone Rating: All plans designed to C2 Cyclone Rating

Site Levelling—800 mm cross-fall to house (design specific)

6 metre setback—underground power (design specific)

Site clean, surplus soil and building debris removal up to 800m² / allotment included

Sediment control

Energy Efficiency

6 star energy rating on best orientation (Standard floor plan)

Draught weather seals to all external hinged doors

Premium insulation for external walls with a minimum R1.5 batts and foil wrap

Anticon insulation under roofing iron

External

Double garage door cyclone rated and insulated with two remote controls

Timber framing to AS1684 designed to C2 wind classification

Engineered treated pine roof trusses, C2

Colourbond metal roof sheeting, fascia and barge, square line gutter with 90 mm diam. PVC downpipes

Two external garden taps—front & rear

2 coat render system with selection of finishes

Instant gas hot water

Structural engineered concrete slab design

Internal

3-coat paint system to internal walls from chosen white-based paints

2.7 m high ceilings throughout

Ceramic tiling to living porch, patio and wet areas

Approved electricity safety switch and circuit breakers to meterbox

Carpet to bedrooms

Full painting with quality Dulux paint to ceilings, walls, doors, door frames, woodwork, eaves and meterbox

Sliding aluminium frame robes with vinyl doors and ventilated shelving

Pantry and linen cupboard with door and four melamine shelves

Ample energy efficient LED lighting and double power points throughout

Hard wired electronic smoke detectors

Ceiling fans to all rooms

Telephone and television outlets

10 mm ceiling (flat) plasterboard

LSOP pine skirting 68 x 12mm bevelled edge (optional)

LSOP pine architrave 42 x 12 mm bevelled edge (optional)

Villaboard and Aquacheck board in wet areas

Garage - pointed blockwork on walls, 10 mm ceiling plasterboard

Kitchen

Italian made Ariston appliances (5 year warranty) including:

Ariston stainless steel electric oven

Ariston stainless steel gas cooktop

Ariston stainless steel slide-out rangehood

Kitchen cabinetry and bench tops allowance as per final quotation

Tiled splashback under cupboards

Dishwasher & microwave provision

Water efficient tapware

Deluxe double bowl stainless steel sink

Extensive range of designer handles

Ensuite, bathroom & powder room (design specific)

Ceramic tiling to floors of ensuite bathroom, WC and laundry - selected from builder's premium range
Designer range basins throughout

Showers with 2100 mm high tiling

Stylish polished edge mirror(s) over 2 vanities—900 mm high to length of vanities

Exhaust fan to bathroom and ensuite over shower

Modern bath tub

Contemporary tapware to basins, bath and shower, with deluxe hand held side rail

White vitrified toilet cistern(s) and pan(s)
Silicone to all bathrooms and skirtings in tiled areas

Security & Doors

Quality aluminium windows and doors with clear glass and powder coated with full range of colours

Energy efficient weather seals to all openings

Quality aluminium stacker doors to outdoor living area (design specific)

Flush panel internal Hume doors from the Accent range

Modern feature front entry door - 2040 mm high

Privacy latches to all bathrooms, WC's and ensuite doors

Extensive range of designer Trident chrome lever passage sets to select

3-side reveals set and bottom, timber sill 92 x 19 mm treated pine

Laundry

45 litre stainless inset trough and laminate cupboard

Concealed washing machine taps