

# Luxury lifestyle inclusions

The inclusions in a quality Home more than just stack up against our competitors.

## Site conditions / foundations

- ✓ Foundation class up to ‘class H’ concrete slab with a maximum of 500mm fall over building envelope
- ✓ Allotment up to 500m2 with a maximum setback of 5m to the house
- ✓ Supply and hire of temporary fencing to site to council requirements
- ✓ Supply and hire of environmental silt fence to front of property as required by council
- ✓ Allowance of rock excavation and removal (if percussive equipment is required extra charge may apply)

## Recycled water connection

- ✓ Recycled Water Provide recycled water connection if required (additional charges will apply)

## Services

- ✓ Single phase underground power
- ✓ Water connection (dry tap connection on same side of street)
- ✓ Gas connection (up to 10m)
- ✓ Sewer and stormwater connection
- ✓ Part A & B Termite protection

## Taps

- ✓ Garden taps. One inside the front boundary and one attached to the house

## Energy Rating

- ✓ 7-star energy rating compliance to standard plans
- ✓ Insulation batts to external walls and to ceilings to meet 7-star energy requirements
- ✓ Rinnai or other gas instantaneous hot water system or electric heat pump (energy rating specific)

## Framing

- ✓ Pine framing to walls and roof as per engineer’s requirements

## Plumbing

- ✓ Concealed plumbing

## Electrical

- ✓ Internal LED light fittings (white) throughout as per standard electrical layout
- ✓ External LED downlight to front entry
- ✓ Double power points throughout
- ✓ White wall mounted switch plates
- ✓ Smoke detector(s) hardwired with battery backup
- ✓ RCD safety switch and circuit breakers to meter box
- ✓ Electric car outlet conduit allowance made for future charging point in garage
- ✓ TV points to living & master

## Roof

- ✓ Roof Pitch to be 22.5 degrees or as determined on plans
- ✓ Material Tiled roofing from builder’s colour boards
- ✓ Fascia & Guttering Colourbond fascia, guttering and downpipes

## Brick & Render

- ✓ Clay brick from standard Category 1 range with mortar rolled joints
- ✓ FC Sheet infill over windows to side and rear elevations for single storey only (floor plan specific)
- ✓ Rendered 75mm thick Hebel wall systems to sides & back
- ✓ Render to front façade features in up to 2 colours (refer to specific façade working drawing)

## External features

- ✓ Acrylic render/feature to selected areas as per plan (Product Specific)
- ✓ Feature aluminium windows to front elevation (facade pecific)
- ✓ Solid core feature front door with glass highlight
- ✓ Front door furniture entrance set in chrome with Lockwood deadbolt or other
- ✓ Garage hinged door entrance set in chrome with Lockwood deadbolt or other
- ✓ Door seal and weather seal to all external hinged doors
- ✓ Camera to entrance door

## Windows

- ✓ Powder coated aluminium frames (see detailed drawings)
- ✓ Flyscreens to all openable windows
- ✓ Fully glazed aluminium sliding door to laundry (house specific)
- ✓ Double glazed windows

Up to **\$34K\*** of added value  
at no extra cost!

#### Cabinetry

- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Laminate finish to pantry
- ✓ End panel to fridge space with overhead cabinets
- ✓ Handles selected from builder's range

#### Kitchen

- ✓ Artusi or other 600mm stainless steel cook top including wok hob (where gas available)
- ✓ Artusi or other 600mm stainless steel rangehood
- ✓ 20mm reconstituted stone to kitchen benchtops; 20mm edge to kitchen benchtops
- ✓ Laminate finish to cabinets and cabinet doors
- ✓ Melamine shelving to cabinets
- ✓ Artusi or other stainless-steel dishwasher
- ✓ Overhead cupboards
- ✓ Double bowl sink
- ✓ Gooseneck Sink mixer to kitchen sink
- ✓ Mirrored splashback to kitchen wall

#### Ensuite / Bathroom / Powder

- ✓ 20mm low silica stone to master ensuites & bathroom
- ✓ Pivot semi-framed shower screen to bathroom and ensuites. Design specific
- ✓ Shower mixer tap in chrome
- ✓ Laminate finish to cabinet and cabinet doors
- ✓ Mirrors to full width of vanity
- ✓ Tiled shower bases throughout
- ✓ Phoenix or other basin mixers in chrome finish to ensuite, bathroom and powder room
- ✓ Vitreous china vanity basin (white) with chrome popup basin waste
- ✓ Phoenix handheld shower or other, rail and slider in chrome finish to ensuite and bathroom
- ✓ Acrylic bath (white) with tiled podium with chrome wall mixer & spout
- ✓ Vitreous china, close coupled toilet suite in white
- ✓ Towel rails and toilet roll holders in chrome finish

#### Laundry

- ✓ Stainless steel trough preformed cabinet with bypass (floor plan specific)
- ✓ Laminate bench with single bowl trough (floor plan specific)
- ✓ Phoenix or other chrome mixer tap
- ✓ Chrome water stops for washing machine

#### Tiles

- ✓ Tiles to ensuite, bathroom, WC and laundry (refer to detailed drawings for extent of tiled areas)

#### Full Flooring

- ✓ Timber look flooring
- ✓ Carpet to bedrooms
- ✓ Tiled skirting to wet areas



Add up all the extra value included in every home. Believe it or not, some builders do not include any of these!

Ceiling/Walls

- ✓ 2590mm high ceiling to single storey homes
- ✓ 90mm x 18mm square edge MDF skirting
- ✓ 67mm x 18mm square edge MDF architraves
- ✓ 10mm plasterboard to ceiling and wall, WR board to wet walls, ensuite, bathroom & laundry, 75mm cove cornice throughout

Paint

- ✓ 2 Coat Dulux or similar to internal woodwork and doors
- ✓ Semi Gloss to internal doors, jambs & mouldings
- ✓ Flat acrylic to ceilings
- ✓ Low sheen acrylic to internal walls
- ✓ Gloss enamel to front entry door

Doors

- ✓ Internal access door from the garage
- ✓ Internal doors - 2040mm high flush panel doors
- ✓ Door furniture includes chrome levers, hinges, latches and striker plates

Storage

- ✓ Walk in robe - white melamine shelf with hanging rail
- ✓ Robes - One white melamine shelf with hanging rail. White sliding doors.
- ✓ Pantry/Linen - melamine shelves
- ✓ Dummy Lever door furniture in stainless steel (passageway door only)

Heating & Cooling

- ✓ Smart Rinnai or other split system heating & cooling to living and master bedroom

Garage

- ✓ Panel lift garage door
- ✓ Remote control to garage door including 2 transmitters
- ✓ External weatherproof flush panel door (house specific)
- ✓ Plaster ceiling and concrete floor

Fencing

- ✓ Rear and side boundary fences as per Landscape Plan

Driveway

- ✓ Coloured concrete driveway as per Landscape Plan

Landscaping

- ✓ Lawn and perimeter gardens as per Landscape Plan
- ✓ Milkcan letterbox (anti-theft parcel letterbox)