



INCLUSIONS

30-06-17

OUR COMMITMENT & SERVICES

- Housing & Indemnity Insurance
- Full working drawings
- BCA compliant energy rating
- Soil Test & Structural Engineering
- Contour Survey
- "M" class Engineered Slab
- Wind rating to 'N3'
- Standard Local Authority Fees *
- Connections to council sewer and stormwater *
- Termite Protection to AS 3660.1
- Master Builders Fixed Price Contract
- 12 month Maintenance Warranty

EXTERNAL FEATURES & FINISHES

- Site works. Max 500mm fall across block *
- Engineered Slab and Footings
- Face brick with natural mortar or cladding per plan
- Colorbond roof sheeting
- 22.5 degree roof pitch
- Sisalation under roof
- R2.5 batts above ceiling
- 55mm cornices
- 10mm plasterboard to internal walls and ceilings, villaboard to wet areas
- Sisalation to external walls
- Sectional overhead garage door with remote control - 2 handsets
- Two garden taps
- Full external painting to eaves, cladding materials & any plan noted rendered brickwork
- T2 termite treated pine trusses and wall frames
- Plain concrete driveway *
- Clothesline & C-Bond letterbox
- Half share of butt paling fencing *
- Turf to front and rear yards *
- Connection to existing services *

INTERNAL FEATURES & FINISHES

- 2.400 m high ceilings
- Floor & wall tiles to bathrooms, ensuite, wc & laundry from builders standard range
- Splashback tiling to kitchen & laundry
- Wall tiling to 2.0m in showers & to 600mm over bath tubs
- Carpet grade stairs with timber & aluminium balustrade-where shown
- Flush finish internal doors
- Full internal painting - 3 coat system
- Carpet to Bedrooms-Media, Tiles to balance as per allowance

DOORS & WINDOWS

- Powdercoated aluminium windows and sliding glass doors with keylocks
- Obscure glass to bathrooms, WC
- Flyscreens to opening windows and sliding glass doors
- Selected entry door from Humes Newington range - clear glass
- Gainsborough Ambassador handle to entry door
- Gainsborough G4 series levers to internal doors
- Privacy locks to bathrooms, WC
- Vinyl faced sliding doors to robes & linen - as per plan
- MDF shelf & hanging rail to robes
MDF shelves to Linen / Broom

ELECTRICAL & APPLIANCES

- Allocation of light and power points
- Heater-fan light to Bathrooms
- White ceiling fan with light to all bedrooms, living and alfresco
- LED lights as per allowance
- Telephone and TV points

- Smoke detectors per BCA
- RCD's per BCA requirements
- 600mm Euro electric cooktop
- 600mm Euro underbench oven
- 600mm Euro recirc SS rangehood
- Provision for dishwasher

KITCHEN, BATHROOM & LAUNDRY

- Laminated kitchen benchtops with postformed edge - colours from builders standard range
- Custom built laminated cupboards with 2mm vinyl edgestrip to doors
- Fienza Vanessa Vanity(s)
- White ceramic toilet suites with soft closing seats
- Decina matilda white acrylic bath
- Millenium flickmixer tapware
- Framed mirrors and showerscreens
- Chrome plated Accessories to bathrooms, ensuites & wc's
- Chrome plated floor wastes
- Double bowl stainless steel kitchen sink with flickmixer
- Washing machine taps to laundry
- Dishwasher provision, with cold water tap and single power point
- Everhard 45L stainless steel laundry tub and white metal cabinet
- 250L electric HWS unit

WHY BUILD WITH US

- Flexibility to modify our standard designs
- Free Custom Design service
- We build on sloping or level blocks
- Flexibility with inclusions
- Local Builder
- Not a franchise builder

* Based on a 600 sq.m. block

OFFICE & SELECTION CENTRE

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