

DIVERSE₁
BUILDERS

comprehensive

Inclusions

HOMES PEOPLE LOVE TO LIVE IN

diversebuilders.com.au





The perfect match.

We're deeply passionate about fostering creative expression and flexibility, ensuring each home is meticulously crafted and tailored to those who reside within its walls.

Our comprehensive inclusions offer not only a elite level of design features but a process that promotes creative expression, functionality and is efficient, transparent and honest from the very beginning.

We are proud to provide a building collaboration full of understanding, and personality with harmonious balance of design and efficiency in the Goulburn Valley and its surrounds.

GENERAL & STRUCTURAL

SITE PREP/PLANNING	Site scrape and removal of grass from dwelling area only. Floor level max of 300mm above existing ground Temporary fencing up to 25m BAL 12.5 compliant
SLAB	Engineered slab design Class H1 Slab, 100mm thick
CONNECTIONS	A standard 6m line allowance for all service connections Sewer connection 12m from the tie point
WALL FRAMES & TRUSSES	T2 Termite treated MGP10 frames and trusses with a physical perimeter and penetration system 450mm stud centres in walls

EXTERNAL

BRICKS	Selection of Austral, Selkirk and Adbri Masonary brick range Bricks above windows, doors and garage Natural or off-white mortar
ROOFING	COLORBOND® steel Roofing 22.5° with Anticon 60 Blanket Insulation
FASCIA	COLORBOND® fascia & gutters and 100mm x 50mm downpipes
EAVES	450mm eaves on entire home and facade **facade specific
GARAGE	Brick exterior and plaster lined ceiling
GARAGE DOORS	Automatic panel lift door to garage with 2 remotes and wall button Internal and external garage PA door
EXTERNAL CEILINGS	Aqua check™ moisture resistant plasterboard to external ceilings**
WINDOWS	Double glazing Aluminum fly screens to all opening windows and keyed window locks Powder coated aluminum sliding windows with obscure glazing to bathroom, ensuite and WC. Clear double glazing to all other windows Awning windows on all front facades **size and plan specific
DOORS & LOCKS	Double Glazing to all sliding or aluminum doors, sidelights or panes** Hume Newington XN range entrance door with clear glass** Heavy duty mesh to sliding doors Lockwood entrance lock set from selected range

EXTERNAL

CONCRETE	50m2 concrete allowance for driveway and paths only
INSULATION	ThermoSeal Wall Wrap/Foil Sarking to all external walls of house and garage
ELECTRICAL	6Kw solar power system
GARDEN TAPS	One to the front and rear of home

INTERNAL

CEILINGS	Plaster ceilings clipped, leveled & fixed to metal battens 2550mm (8'6") high ceilings 75mm coved cornice
WALLS	10mm plasterboard to all walls and 6mm wet area board to bathroom and ensuite walls 67mm x 15mm MDF architraves - painted finish in selected profile 67mm x 15mm MDF skirting - painted finish in selected profile to vinyl area 92mm x 15mm MDF skirting - painted finish in selected profile to carpet areas 68 x 18mm Pine Architraves - painted finish in selected profile to bathrooms
INSULATION	R4.1 Ceiling insulation to entire home, including garage & alfresco R2.5HD Insulation to external walls, including internal wall between garage and house R2.0 Insulation to internal bathroom walls
PAINTING	Low VOC 3 coat paint system to all walls and ceiling
DOORS	Hume H1 painted flush core
DOOR HARDWARE	Lockwood knob or lever set selected from DB range Privacy locks to bathroom and W.C selected from DB range Wall mounted bullet door stops in selected finish Hinges to match selected hardware finish
CABINETY HANDLES	Large range from DB Touch Handles and 10mm overhang to overheads
ROBES AND SHELVING	Melamine and hanging rails to robes Nest of 3 shelves in every robe minimum WIR single and double hanging
HEATING & COOLING	Ducted refrigerated heating and cooling throughout the entire home including bathrooms and laundry
HOT WATER SYSTEM	Rinnai heat pump hot water system. Capacity dependent on size of home

ELECTRICAL

GENERAL	Energy efficient LED down lights throughout with warm or cool tone options One Twin flood light to external laundry door and one to the rear of home One weatherproof external double power point to alfresco Outdoor alfresco ceiling fan Up to 3 pendants to kitchen island selected from DB range Modern Clipsal Iconic range across internal switches and power points Minimum of 2 double power points per livable room Slimline exhaust fans vented to eaves to all W.C, bathroom and ensuite
DATA, TECH & CONNECTIONS	TV antenna + 3 points Smoke detectors as per regulations NBN ready.

KITCHEN

CABINETY	40mm silica free stone bench tops Overhead cabinetry and or shelving Island with 300mm overhang Soft close mechanisms throughout 2x sets of three draw units with cutlery inserts up to 800mm wide Handles selected from range or 10mm overhang to overheads Painted bulkhead over cabinetry for modern design Provision for microwave**
OVEN & DISHWASHER	90cm Westinghouse electric oven 60cm Westinghouse stainless steel dishwasher
COOK TOP & RANGE HOOD	90cm Westinghouse induction or gas cook top and 71cm integrated range hood
TAP WARE	Selection of goose neck mixers in chrome, black or brushed nickel Standard goose-neck mixer in selected finish to WIP/Butlers only**
SINK	Stainless under mount double bowl sink or 1 3/4 bowl stainless sink with drainer to kitchen Single undermount bowl or single bowl with drainer to WIP/Butlers **
BINS	Twin 35L pull out bins
WALK IN PANTRY	Four fixed shelves 400mm deep in white melamine **

** Plan specific.

FLOORING/WALL TILES

- VINYL & CARPET** Floor coverings including vinyl planks throughout and carpet to bedrooms/study/ additional lounge. Designer trim to vinyl planks at carpet/tile transition.
- TILES** Gold range rectified edge/porcelain tiles up to 600x600 wall and floor with aluminum trim to exposed tile edges to wet areas only.

BATHROOM

- VANITIES** Laminate cabinet with floating look
Laminex bench top. 3 draw nest 300-400mm wide
Soft close mechanism and handles
Polished edge mirror to the width of vanity
- TAPWARE** Selection of fixtures in chrome, black or brushed nickel
- BASINS** Above counter or semi inset basin with selected finish pop up waste. Double basins where shown on plans**
- SHOWERS** Hand held shower rail in selected finish
Tiled shower bases with selected finish 100x100mm smart waste
300x600 niche with aluminum trim.
Pivot semi-framed clear glass with door shower screen OR fixed 10mm clear glass panel with u-channel fixing to wall Ensuite shower only**
- BATHS** Selected acrylic inset bath from range
- ACCESSORIES** Double towel rail and toilet roll holder in selected finish
- TOILET** Back to wall, dual flush white toilet.
- WALL TILES** Aluminum trim to exposed tile edges
Minimum 2100mm high above floor level to shower *Based on tile size
Minimum 1200mm high wall tile above bath area joining to splash-back behind vanity to bathroom only
350mm splash-back above vanity unit to ensuite
Minimum 100mm skirting to the perimeter of bathroom and ensuite

LAUNDRY/MUD

- BASE CABINETRY/ BENCH** Bench allowance for front loading washing machine and base cabinetry with soft close mechanisms
- SINK** 45ltr stainless inset trough with Goose neck mixer
- LINEN/STORE** One linen/store robe with 4 shelves.
- MUD **** One bench seat with 2/3 draws and handles from DB range
Overhead shelf with 4 hooks.

** Plan specific.

BRICKS

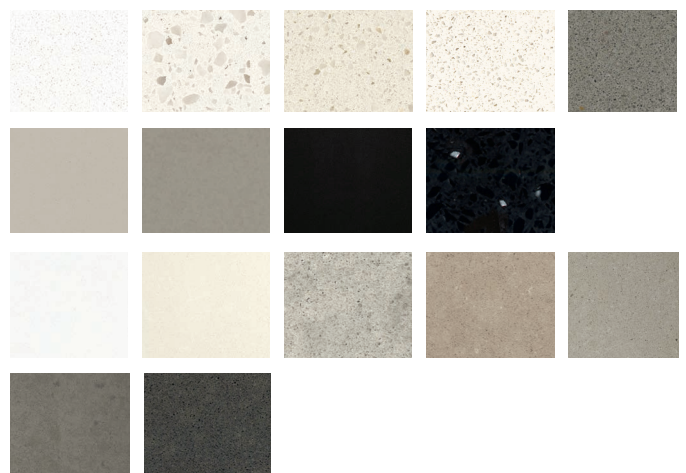
Variety of bricks to choose from with the choice of raked natural or off-white mortar.



STONE BENCHTOPS

40mm stone benchtops to kitchen. 16 colours.

QUANTUMzero
RECYCLED SURFACES



Express your personality with the choice of **three** finishes.



Pull-out Gooseneck: C, MBL, BN



Round Gooseneck C, MBL, BN



Square Gooseneck C, MBL



Under mount double bowl stainless steelsink.



Modern large laundry trough



Round Gooseneck to laundry and butlers/WIP C, MBL, BN



Westinghouse 90cm Gas or induction cooktop



Westinghouse 90cm Electric multi-function 11 oven 125L



Soft close on doors and draws on all joinery.



Westinghouse Integrated 71cm rangehood



Westinghouse w60cm dishwasher



Dual 35L pull-out bin



C, MBL, BN

Two fixture design ranges in three finishes including accessories.



C, MBL

Above or Inset White basins in RND or SQR



C, SC, MBL

External and internal door hardware in three finishes with matching finish door stop, hinges and flush pulls.



Clipsal Iconic White



LED downlights



2x Dual Floodlights in Black or White



Alfresco ceiling fan in Titanium, Black or White.



Round Slim Exhaust Fan

Kitchen/WIP/Laundry

Fixtures/fitings

TRUSTED PARTNERS



Details and suppliers are a summary of DB comprehensive inclusions as of July 2024. Please consult your New Home Consultant to confirm pricing and inclusion availability.



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