



# COMPREHENSIVE inclusions



GENERAL & STRUCTURAL		EXTERNAL	
SITE PREP/PLANNING	<p>Site scrape and removal of grass from dwelling area only. Floor level max of 300mm above existing ground</p> <p>Temporary fencing up to 25m</p> <p>BAL 12.5 compliant</p>	CONCRETE	50m2 concrete allowance for driveway and paths only
SLAB	<p>Engineered slab design</p> <p>Class H1 Slab, 100mm thick</p>	LETTERBOX	Modern Freestanding letterbox and house number
CONNECTIONS	<p>A standard 6m line allowance for all service connections</p> <p>Sewer connection 12m from the tie point</p>	CLOTHESLINE	Ground mounted standard 2.4m fold down clothesline
WALL FRAMES & TRUSSES	<p>T2 Termite treated MGP10 frames and trusses with a physical perimeter and penetration system</p> <p>450mm stud centres in walls</p>	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
EXTERNAL		INTERNAL	
BRICKS	<p>Selection of Austral, Selkirk and Adbri Masonry brick range</p> <p>Bricks above windows, doors and garage</p> <p>Natural or off-white mortar</p>	CEILINGS	<p>Plaster ceilings clipped, leveled &amp; fixed to metal battens</p> <p>2550mm (8'6") high ceilings</p> <p>75mm coved cornice</p>
ROOFING	COLORBOND® steel Roofing 25° with Anticon 60 Blanket Insulation	WALLS	<p>10mm plasterboard to all walls and 6mm wet area board to bathroom and ensuite walls</p> <p>67mm x 15mm MDF architraves - painted finish in selected profile</p> <p>67mm x 15mm MDF skirting - painted finish in selected profile to vinyl area</p>
FASCIA	COLORBOND® fascia & gutters and 100mm x 50mm downpipes		<p>92mm x 15mm MDF skirting - painted finish in selected profile to carpet areas</p> <p>68 x 18mm Pine Architraves - painted finish in selected profile to bathrooms</p>
EAVES	450mm eaves on entire home and facade **facade specific	INSULATION	<p>R4.1 Ceiling insulation to entire home, including garage &amp; alfresco</p> <p>R2.5HD Insulation to external walls, including internal wall between garage and house</p> <p>R2.0 Insulation to internal bathroom walls</p>
GARAGE	Brick exterior and plaster lined ceiling	PAINTING	3 coat paint Dulux system to all walls and ceilings
GARAGE DOORS	<p>Automatic panel lift door to garage with 2 remotes and wall button</p> <p>Internal and external garage PA door</p>	DOORS	Hume H1 painted flush core
EXTERNAL CEILINGS	Aqua check™ moisture resistant plasterboard to external ceilings**	DOOR HARDWARE	<p>Lockwood knob or lever set selected from DB range</p> <p>Privacy locks to bathroom and W.C selected from DB range</p> <p>Wall mounted bullet door stops in selected finish</p> <p>Hinges to match selected hardware finish</p>
WINDOWS	<p>Double glazing</p> <p>Aluminum fly screens to all opening windows and keyed window locks</p> <p>Powder coated aluminum sliding windows with obscure glazing to bathroom, ensuite and WC. Clear double glazing to all other windows</p> <p>Awning windows on all front facades **size and plan specific</p>	CABINERY HANDLES	Large range from DB Touch Handles and 10mm overhang to overheads
DOORS & LOCKS	<p>Double Glazing to all sliding or aluminum doors, sidelights or panes**</p> <p>Hume Newington XN range entrance door with clear glass**</p> <p>Heavy duty mesh to sliding doors</p> <p>Lockwood entrance lock set from selected range</p>	ROBES AND SHELVING	<p>Melamine and hanging rails to robes</p> <p>Nest of 3 shelves in every robe minimum</p> <p>WIR single and double hanging</p>

\*\* Plan specific.

**CONNECTIONS/ELECTRICAL**

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

**KITCHEN**

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

**FLOORING/WALL TILES**

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

**BATHROOM**

VANITIES	<p>Laminate cabinet with floating look</p> <p>Laminex bench top. 3 draw nest 300-400mm wide</p> <p>Soft close mechanism and handles</p> <p>Polished edge mirror to the width of vanity</p>
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	<p>Hand held shower rail in selected finish to bathrooms</p> <p>Dual shower rail with hand held to one ensuite.</p> <p>Tiled shower bases with selected finish 100x100mm smart waste</p> <p>300x600 niche with aluminum trim.</p> <p>Pivot semi-framed clear glass with door shower screen OR fixed 10mm clear glass panel with u-channel fixing to wall Ensuite shower only**</p>
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	<p>Aluminum trim to exposed tile edges</p> <p>Minimum 2100mm high above floor level to shower *Based on tile size</p> <p>Minimum 1200mm high wall tile above bath area joining to splash-back behind vanity to bathroom only</p> <p>350mm splash-back above vanity unit to ensuite</p>

**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 **	<p>One bench seat with 2/3 draws and handles from DB range</p> <p>Overhead shelf with 4 hooks.</p>

INCLUSION OVERVIEW



Projix Pull-out and standard Gooseneck: C, MBL, BN



Sigma Square Gooseneck C, MBL



Projix Gooseneck to laundry and butlers/WIP. C, MBL, BN



Under mount double bowl stainless steelsink.



Single bowl or bowl with drainer for WIP/Butlers.



Modern large laundry trough



Projix tapware range square and round baseplate C, MBL, BN. Accessory range included.



C, MBL



Sigma tapware range. Accessory range included.



C, MBL, BN



C, MBL, BN



Westinghouse 90cm 4 zone Induction Cooktop WHI943BC OR 5 Burner Gas Cooktop WHG958SC



Westinghouse 90cm Multifunction 11 Oven WVE915SCA AND 71cm Integrated Range hood WRI700SB



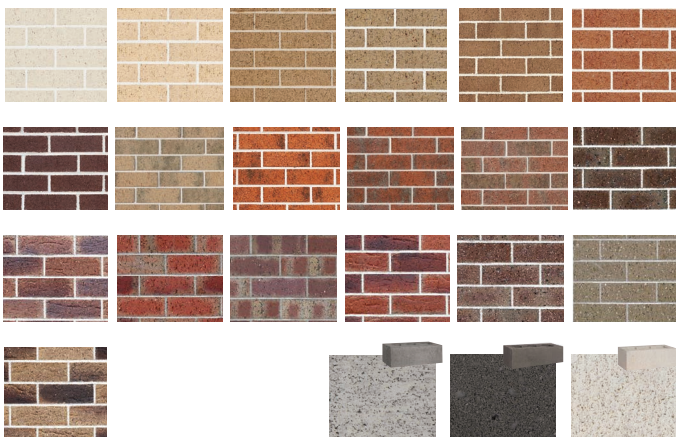
Above counter or inset round or square basins in gloss white with selected finish pop up waste.



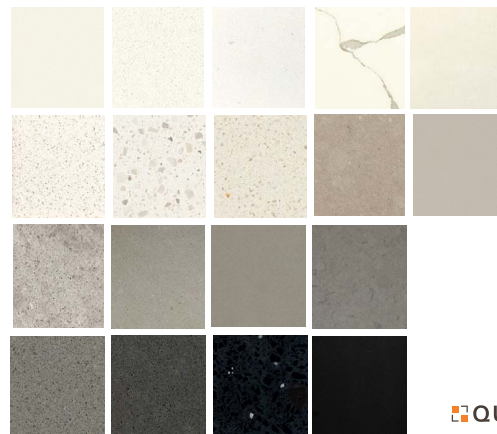
C, SC, MBL

Round or square hand held rail shower and one dual shower round or square to master ensuite only.

External and internal door hardware in three finishes.



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



40mm stone benchtops to kitchen. Standard and Deluxe range.

# DIVERSE<sub>1</sub>

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