

DIVERSE BUILDERS

ELEVATE INCLUSIONS

WHERE ELEVATED DESIGN COMES STANDARD
FOR GOULBURN VALLEY FAMILIES



ELEVATE YOUR EVERYDAY LIVING.

You don't have to compromise on quality to build a beautiful, affordable home.

Our Elevate Inclusions are designed to give you everything you need to live a very comfortable lifestyle. Each item has been specifically selected for its durability, style and practicality. At Diverse, you really can have it all.



CONSTRUCTION



SITE PREP AND SERVICE CONNECTIONS

- Sewer Connection up to 12m
- Single Phase Underground Power up to 30m From Supply Point
- Water Tapping with 1 garden tap at the water meter and 2 on the dwelling
- Stormwater connection to LPOD within 8m of the dwelling
- NBN Ready
- BAL 12.5 Compliant



TERMITE AND PEST CONTROL

- Termite Protection Collars to all slab penetrations (Part A)
- Termite Protection Plasmite Physical Barrier to the slab perimeter below the wall frame (Part B)
- Termite resistant structural wall and roof framing with 25 year guarantee

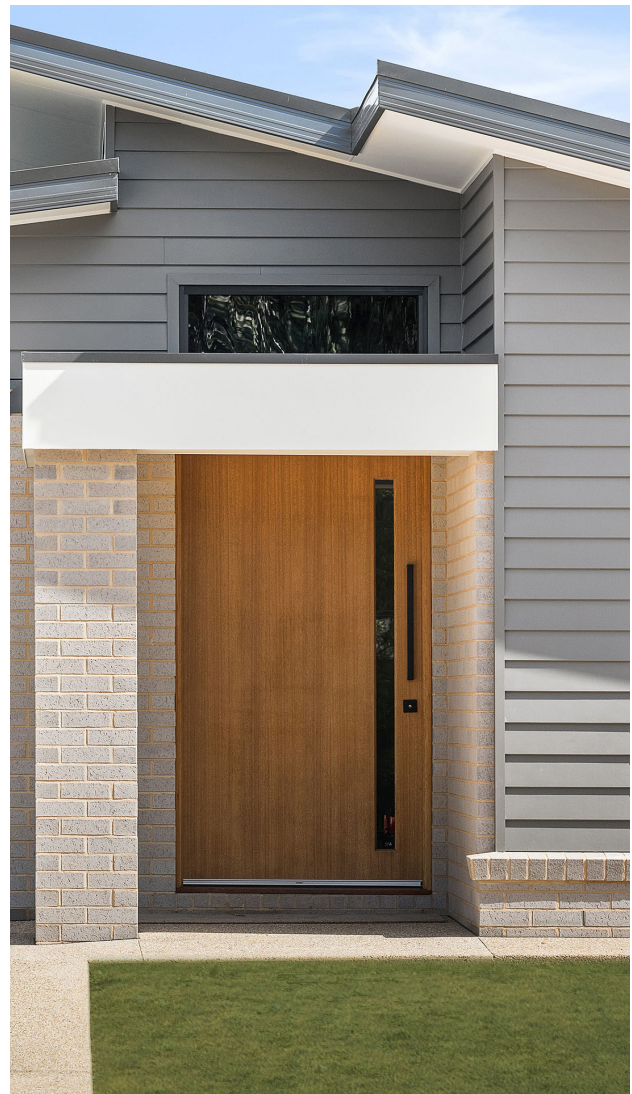


FOUNDATIONS

- Class H1-D Soil Classification
- 100mm Thick Waffle Pod Slab Design
- Concrete Slab Strength 25MPa
- Cut and Fill up to 300mm over Building Area (No Soil Removed)
- 36m² Allowance for a Concrete Driveway in Natural Finish
- Porch and Alfresco to be Concreted in Natural Finish

STRUCTURAL

- 90mm x 35mm T2 Timber Studs
- Stud Wall Spacings 450mm
- Ceiling Height 2550mm
- Pre-Fabricated Trusses
- Timber Framed Bulkheads
- 89mm x 89mm x 2.5mm Duragal Steel Posts
- Up to Class N2- Non Cyclonic
- 10 Year Structural Guarantee



ROOFING & EAVES

- Colorbond Custom Orb 0.42mm on Metal Battens
- Colorbond Novaline Metal Fascia
- Roof Sarking
- Colorbond Quad Style Slotted Overflow Gutters
- Windmaster Whirlybirds as per plan (approx. 1)
- Painted 90mm Round PVC Downpipes
- 450mm Eaves - James Hardie FC 4.5mm
- 42x18mm Primed Pine Trim to all Eaves
- Eave Vents

Colorbond®



WINDOWS

- Double Glazed Clear Windows and Doors
- Flyscreens with Aluminium Mesh to all Openable Windows and Sliding Doors
- Key Locks to all Windows and Doors
- Bricks above all Windows and Doors
- Primed Pine Reveals Throughout



BRICKWORK

- 23 Choices
- Selkirk - Categories 1 to 3
- Adbri Masonary - 4 Options
- Austral - Access and Domain Range
- Natural Colour Mortar Joins



INSULATION

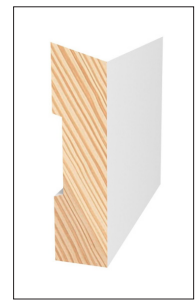
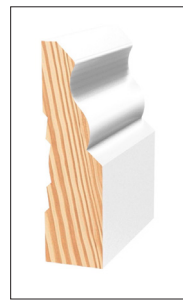
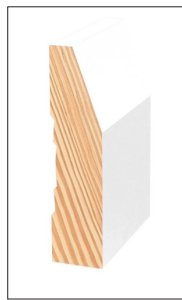
- Ceiling Insulation Batts - Bradfords Gold R4.1
- External Wall Insulation Batts Including Internal Garage - Bradfords Gold R2.5
- Internal Wall Insulation Batts - Bradfords Gold R2.5

PLASTER

- 10mm Plasterboard Installed on Metal Ceiling Battens
- 10mm Water Resistant Board Surrounding Tap Penetrations
- 6mm Villaboard to all Wet Area Walls
- 75mm Cove Ceiling Cornice

SKIRTING & ARCHITRAVES

- Primed Pine Skirtings and Architraves Throughout
- Australian Colonial, Single Bevel, and Half-Splayed Styles
- Architraves 67mm x 18mm
- Skirting Boards 67mm x 18mm
- Garage 138mm x 18mm



BENCHTOPS

- Up to Deluxe Range
- 20mm Stone Benchtops to kitchen and island bench
- Premium Laminate Benchtops to All Other Areas
- Over 100 Laminate Benchtop Choices from their Ranges

 **QUANTUMzero**
RECYCLED SURFACES

Laminex®

CABINETS

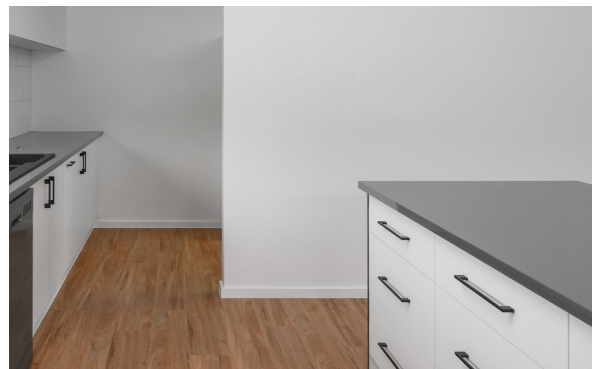
HARDWARE

- Cabinetry Handles Throughout
- Multiple Style Options
- Soft Close Drawers and Doors Throughout

touch
HANDLES

KITCHEN

- 20mm Stone Benchtops Including to the Island Bench
- Double Bowl Top Mount Sink
- Integrated Rangehood
- Overhead Cupboards with 2 x Adjustable Shelves
- All Joinery to be Cupboard Doors Excluding 4 x Cutlery Drawers with Plastic Cutlery Insert
- Overhead Cupboards Above Fridge Space
- 300mm Overhang to the Island



ENSUITE & BATHROOM

- Vanity With Counter Top Basin
- Vanity 1200mm Wide in Ensuite
- Vanity 900mm in Bathroom
- 850mm Benchtop Height to suit a 100mm High Countertop Basin
- Cupboard Doors with One Adjustable Shelf
- Laminate Benchtop
- Floating Look Recessed Kicker

WALK-IN PANTRY

- 4 x sets of 450mm Deep White Melamine Shelving

LAUNDRY

- Underbench Washing Machine provision
- Laminate Benchtop
- Benchtop from Wall to Wall (Plan Dependant)
- 45L Stainless Steel Single Bowl Trough



CABINETS



MASTER WALK-IN ROBE

- 1 x Set of 3 Fixed Shelves at 600mm Wide
- White Melamine Board
- All Robe Shelving is on a Kicker for Master WIR

BUILT-IN LINEN

- 1 x Set of 4 Fixed Shelves 400mm Deep
- Storage for Brooms and Utilities
- 2400mm High Sliding Doors Powdercoated Frame with a Vinyl Finish

WALK-IN LINEN

- 4 x Fixed Shelves 400mm Deep as per Plan
- Storage for Brooms and Utilities

POWDER / WC

- Single Vanity 600mm in Length
- 850mm Benchtop Height to suit a 100mm High Countertop Basin
- Cupboard Doors with One Adjustable Shelf
- Laminate Benchtop
- Floating Look Recessed Kicker

BEDROOM ROBE

- Single Shelf at 1.8m High and Hanging Rail at 1800mm High with no Kicker
- 2400mm High Sliding Doors Powdercoated Frame with a Vinyl Finish



INTERNAL PAINTING

- All Colourways from Dulux Professional
- 3 Coat System



EXTERNAL PAINTING

- All Colourways from Dulux Weathershield
- Specially designed to provide a tough, hard-wearing finish that provides protection from all weather conditions



INTERNAL DOORS

- Hume Redicote Flat Panel
- 870mm x 2040mm Throughout



EXTERNAL DOORS

ENTRY DOOR

- Hume Hinged Entry Door - 920mm x 2040mm
- Hinged Meranti Door Frame with Self Draining Aluminium Sill
- 5 Selection Options from the Newington Range

GARAGE DOOR

- Duracote Flush Solidcore Door - 870mm x 2040mm

DOOR FURNITURE

- External Entrance Set on Front Entry Door
- Internal Handles Throughout
- Skirting Mounted Door Stop
- Choice of Chrome, Satin, Stainless Steel and Polished Stainless



GARAGE DOORS

- Sectional Door 2250 x 4800mm
- Available in Standard Colorbond Range
- Auto Opener with 2 Handsets and 1 Wall Mount
- Available in Oxford, Madison, Tuscan, and Hampton styles



TILING

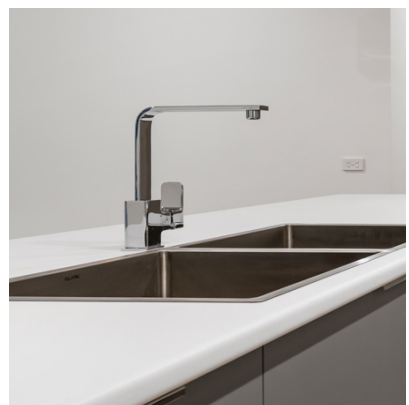
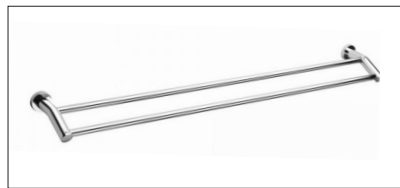
- \$35/m2 Allowance - Porcelain Glazed Non Rectified Tiles (300mm x 600mm or 450mm x 450mm) on all Walls and Floors
- 300mm x 600mm or 450mm x 450mm Porcelain Glazed Non Rectified Tiles 2.1m High (Showers Only)
- Smart Tile Floor Waste
- Tiled Stepless Showerbase
- 100mm Skirting Tiles to Wet Areas
- Splashback Height 400mm with Returns in Laundry
- Splashback Height In-Between Overheads or up to 700mm in Kitchen
- Splashback Height 300mm Above Vanity Benchtops
- 1200mm High Tiled Height Behind Baths
- 600mm x 300mm Niche to Each Shower with Tile Trim



TAPWARE & ACCESSORIES

raymor

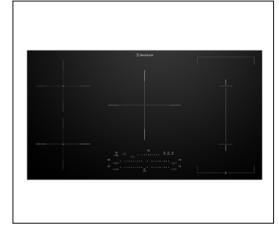
- Raymor Tapware From Projix Range in Chrome
- Raymor Top Mount Sink to Kitchen
- Raymor Bathroom Accessories From the Projix Range in Chrome



APPLIANCES

- 90cm 5 Zone Induction Cooktop
- 60cm Freestanding Dishwasher
- 90cm Undermount Rangehood
- 90cm Built in 7 Multi-Function Oven
- Available in Stainless Steel

 **euro** appliances



ELECTRICAL & LIGHTING

- 2 x Double Power Outlets in Master Bedroom, Kitchen and Main Living
- 1 x Double GPO in all Other Rooms
- LED Downlights throughout
- 2 x Single LED Fluro Lights to Garage
- TV Antenna Included with 1 x TV Point
- 1 x Cat 6 Data Point
- 1 x Outdoor Weatherproof GPO to Alfresco
- Sealed Exhaust Fans
- Rangehood and Bathroom Exhaust are Extracted to the Atmosphere



ELECTRICAL FIXTURES

- Clipsal Iconic Switchplates and Powerpoints
- Clipsal Iconic Outdoor Twin, Switched Socket Outlet
- Interconnected Smoke Alarms with Battery Back-Up





HEATING AND COOLING

- Rinnai Ducted Refrigerated Heating and Cooling System
- System Installed upto 10 Outlet Points Throughout the Residence
- Digital Wall Controller
- Common Zoning Available

SHOWER SCREENS

- 2000mm Semi Frameless with Pivot Door and Clear Glass
- 4mm Polished Edge Mirrors 900mm High x Length of Vanity



VINYL & CARPET

- 9 Vinyl Plank Choices
- 20 Carpet Choices
- 10mm Foam Underlay
- Luxury Transition Trim Between Floor Coverings



PV SOLAR

- 3.29KW Grid Connected System
- 1 x Sungrow Inverter
- Jinko Tiget Neo 44w Panels

HOT WATER SERVICE

- Rinnai 280L Heat Pump HWS
- Installed on a Concrete Pad

COMPLETION

- Professional house clean
- Construction rubbish removed from site
- 90 day maintenance program





Diverse Builders

Building homes for Goulburn Valley families.

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