

# STANDARD INCLUSIONS ALL UNITS (VIC)

We can tailor a solution that meets your needs, so ask us for a price if you have a particular upgrade in mind.

## STRUCTURE

<b>FLOOR</b>	Timber subfloor on concrete stumps or steel stumps	<b>WALLS</b>	Timber framed walls in accordance with AS1684
<b>FLOORING</b>	19mm particleboard sheet flooring		

## EXTERNAL

<b>CLADDING</b>	Painted compressed fibre-cement weatherboards	<b>ENTRY DOOR</b>	Painted timber frame & solid core entry door with glazed panels.
<b>WINDOWS</b>	Powdercoated aluminum with double glazing		Satin chrome finish Entry Lever & Deadlock.
<b>FLYSCREENS</b>	Powdercoated flyscreens to all windows		
<b>BASEBOARDS</b>	Painted timber baseboards enclosing sub-floor	<b>COVERED PORCH</b>	Timber sub-floor with oiled decking, handrail & steps to suit site conditions (3 steps minimum)

## INTERNAL

<b>WALL CLADDING</b>	Plasterboard cladding (10mm) Water resistant plaster to wet areas	<b>KITCHEN SPLASHBACKS</b>	Full height 200mm x 400mm gloss white tiles
<b>TRIM</b>	Painted 67mm architraves	<b>VANITY</b>	White pre-fabricated laminate vanity with moulded ceramic bowl, chrome flick-mixer and mirror
<b>ROBES/WIR</b>	Fabricated built in wardrobe units with 1 x laminate shelf, chrome finish hanging rail and vinyl or mirror faced aluminum framed sliding doors and tracks to all bedrooms.	<b>WASHING MACHINE PROVISION</b>	Builders range chrome finish W/M taps in vanity with capped PVC drainer pipe
<b>KITCHEN CUPBOARDS</b>	High gloss laminate finish cupboards & bullnose edge benchtop. Pantry, overhead cupboards with slide-out range hood & cutlery draws included as standard	<b>TOILET</b>	White builders range dual flush ceramic toilet with moulded plastic lid & ceramic cistern
<b>KITCHEN SINK</b>	Stainless steel 1 1/2 bowl inset sink with chrome finish flick mixer	<b>SHOWER</b>	Walk in tiled shower base with 300mm x 600mm white tiles 2.4m high to shower walls
<b>OVEN &amp; COOKTOP</b>	Stainless steel under bench electric oven & electric cooktop	<b>SHOWER SCREEN</b>	Fixed panel as standard
<b>SPLASHBACK TILES</b>	1 x row of 200mm x 400mm grouted gloss white splashback tiles above bathroom vanity	<b>SHOWER TAPS/ROSE</b>	Builders range chrome finish flick-mixer & shower rose
		<b>FLOOR COVERINGS</b>	Choice of standard builders range selection
		<b>INTERNAL DOORS</b>	Painted 4 panel doors
		<b>DOOR HANDLES</b>	Satin chrome finish lever style door handles, finger pull style to sliding doors

## ELECTRICAL

<b>SWITCHBOARD</b>	Internal switchboard with safety switches	<b>NOTE:</b>	No phone connection supplied. A conduit containing draw string will be made available for the owner to arrange connection with the appropriate authority.
<b>LIGHT POINTS</b>	Minimum 1 x light point per room and to porch	<b>EXHAUST FANS</b>	Self sealing exhaust fan to bathroom through wall and rangehood
<b>POWER POINTS</b>	Minimum 2 x double Power Point per room and 2 x above Kitchen bench. Additional Power Points for washing machine, refrigerator, oven, cooktop and split system. 1 x phone and TV point to lounge room	<b>SMOKE DETECTORS</b>	Minimum 1 x smoke detector to lounge room

## ENERGY EFFICIENCY

<b>RATING</b>	7-star minimum energy rating efficiency as per National Construction Code	<b>SEALING</b>	Front door to have edge seals and draft protector to bottom edge. All exhaust fans to be self-sealing
<b>INSULATION</b>	Insulation to walls, floor & ceiling to achieve a 7-star rating	<b>LIGHTING</b>	Energy efficient lighting to comply with National Construction Code
<b>GLAZING</b>	Double Glazing to all windows to comply with N.C.C.	<b>SOLAR</b>	1.5kw solar system to meet Energy Efficient requirements

## SUPERIOR

<b>CEILING HEIGHT</b>	2.55 high ceilings as standard
<b>ROOF &amp; CEILING</b>	15° timber trussed roof, 10mm plaster lining, Colorbond roofing, fascia and gutter
<b>LIGHTING</b>	Downlights throughout

MISCELLANEOUS

SPLIT SYSTEM	Reverse cycle inverter split system heating and cooling
HOT WATER SYSTEM	Heat pump or instant LPG
COLOURS	Standard colour range selected by builder
TERMITE PROTECTION	In price
SOIL TEST	In price
SITE SURVEY	In price

SERVICES	Connection to existing water, electricity, sewer and stormwater when within 12 metres of the existing home. No upgrading of existing services lines included.
COUNCIL	Planning permit and relevant authority fees not included.
BUILDING SITE	Site preparation not included. Shed, building, tree removal, site excavation not included. Reinstatement of landscaping, lawns, concrete not included. *3m² of soil removal from stump holes included in price subject to site conditions.

OPTIONAL EXTRAS

DISABILITY PACKAGE	Includes shower seat, shower grab rails and toilet grab rails.
	* Optional access ramp to suit site conditions.
INVESTOR PACKAGE	
ENTRY DOORS	Glass Sliding or Stacker Doors (Single Glazed Only)

- SKILLION ROOF
- VERANDAHS, DECKS, CARPORTS, DRIVEWAYS
- CUSTOM FLOOR PLAN & DESIGN SERVICES
- WALL TILING
- STONE BENCHTOPS
- SKYLIGHTS
- CUSTOM CABINETRY
- BRICK VENEER, CONCRETE SLABS, RENDER