



# INCLUSIONS

## SITE COSTS (Based on a Standard Subdivision Block)\*

- All site costs FIXED for up to 1 metre of fall (even cut & fill)
- All piercing FIXED for up to 1 metre of fall ("M" class site)
- Service connections for power, gas, water, stormwater & sewer
- Coloured concrete driveway (based on a setback of 5.5mtrs)
- COLORBOND® 3000 litre slimline rainwater tank to comply with BASIX requirements
- Rainwater tank connected to all toilets, one garden tap & washing machine taps

## CONCRETE SLAB

- Concrete house slab to suit "M" classification site, designed by an engineer
- Concrete slab to alfresco, broom finished with brick pier/s & roof over
- Concrete slab to front porch
- Concrete slab for the Rain water tank & Air Conditioning unit to be integrated with main house slab

## BRICKS

- Better Built Homes AUSTRAL® Bricks range, laid in off white mortar with ironed or flush joints (dependant on engineering detail.)

## TERMITE TREATMENT

- TRITHOR® barrier protection to perimeter cavity & pipe penetrations
- 50 year warranty

## FRAME

- 2450mm high ceilings to ground floor & first floor
- 90mm external stud frames to external walls to ground & first floors
- 450mm Eaves
- 300mm engineered floor joist system for double storey homes

## ROOFING

- BORAL® Contour range concrete roof tiles with fire retardant sarking under roof tiles

## INSULATION

- FLETCHERS PINK BATTS® R2.0 Batts to external walls including the walls between garage & house
- FLETCHERS PINK BATTS® R3.5 Batts to ceilings, excludes ceiling over garage, alfresco, porch & balcony

## FASCIA & GUTTER

- COLORBOND® fascia & guttering with PVC painted downpipes with a charged system

## HOT WATER SYSTEM

- KELVENATOR® INIFIKNIGHT 26L instantaneous continuous flow gas HWS recessed into the wall including a powder coated cover

## WINDOWS

- WIDELINE® aluminium windows & sliding doors including security keyed locks
- Obscure glazing to bathrooms, ensuite & powder rooms
- Nylon mesh flyscreens fitted to all opening windows, sliding & stacking doors Note: excludes hinged doors

## INTERNAL DOORS

- HUME® doors, flush panel range 2040mm high x 820mm wide with paint finish

## FRONT DOOR

- HUME® doors in the Newington OR Savoy range 2040mm H x 820mm W with paint or stained finish & clear glass to all facades

## ROBES

- Melamine top shelf & hanging rail

## MOLDINGS

- 67 x 19mm Half splayed profile SOLID PINE skirtings & architraves with paint finish
- 67 x 19mm Half splayed profile SOLID MAPLE architrave with stained finish to front door

## KITCHEN

- 20mm CEASARSTONE® benchtop from selected colours
- Custom made LAMINEX FORMICA® gloss laminated doors with 1mm ABS edges with wide selection of colours
- Soft Close doors & drawers with builders range designer handles
- Overhead cupboards completed with bulkhead above including cornice
- Cutlery tray
- FRANKE® OLX621 double bowl drop in sink
- Tiled splashback to underside of overhead cupboards
- Kickboards to match cabinetry or in brushed stainless steel
- Kitchen rangehood ducted externally

## AIR CONDITIONING

- ACTRON® 14kw Day / Night ducted air conditioning with two zones & digital display

## LAUNDRY SINK & MIXER

- 45 litre stainless steel tub with white powder coated steel cabinet
- Chrome laundry sink mixer tap

## VANITY MIRRORS

- Frameless polished edge bathroom mirrors above vanities

## BATHS

- MIZU Bloc modern bath recessed into tiled hob

## TOILET SUITES

- PORCHER CYGNET Back to wall (BTW) soft close toilet suites to all ensuites, bathrooms & powder rooms

## SHOWER SCREENS

- Custom made shower screen to all showers with a semi – frameless profile

## BATHROOM ACCESSORIES

- PHOENIX® GEN X range of toilet roll holders, towel holders & double towel rails

## TAPWARE

- MIZU Soothe, MIZU Bloc OR POSH Solus Tapware throughout
- MIZU Soothe, MIZU Bloc OR POSH Solus shower mixers to showers
- METHVAN shower rails to showers or rain shower heads
- TEKNOBILI Vegi Spray mixer OR Gooseneck mixer to kitchen

## VANITY UNITS

- Custom made LAMINEX FORMICA® gloss laminated doors with PVC edging
- LAMINEX FORMICA® benchtops to all vanities
- Vanities are available either fixed to floor or floating
- Tiled splashback above all vanities
- Your choice of either a:
  - KADO LUX above counter basin OR
  - MIZU DRIFT semi inset basin OR
  - ROCA DIVERTA vanity basin OR
  - PORCHER CYGNET semi inset basin

## DOOR FURNITURE

- Internal Doors: GAINSBOROUGH® – choice of Amelia, Carla, Lianna, Olive, Bailey, Florence or Flora lever handles in polished chrome or satin finish
- Entry Door: GAINSBOROUGH® – Tri-lock in polished chrome or satin finish
- External Doors: GAINSBOROUGH® – polished chrome or satin lever handles with deadlock to other external doors
- Wardrobe Doors: GAINSBOROUGH® – choice of Amelia, Carla, Lianna, Olive, Bailey, Florence or Flora lever handles in polished chrome or satin finish

## PAINTING

- TAUBMANS® Endure two coat paint system to internal walls, two external paint colours, one internal wall colour, one ceiling colour & one feature wall colour
- TAUBMANS® Enamel white gloss paint to doors & internal woodwork

## STAIRCASE

- Timber staircase with stainless steel square balustrades with carpet covering to MDF treads & risers
- Painted finish to the stringers, top handrail & bottom rails

## TILING FOR WET AREAS

- Wall & floor tiles to wet areas from Better Built Homes Range
- Tiled niche to showers where nominated on plans
- Bathroom tile heights: shower area 2.1m, bathtub .600m, vanity .300m with skirting tiles to remainder
- Laundry tile heights: Laundry tub splashback height of .600m with skirting tiles to remainder

## FLOOR COVERINGS

- Floor tiles or timber-look laminate flooring from Better Built Homes range to entry, hallway, living, kitchen, meals & family
- Carpet to remainder of home

## GARAGE

- Plasterboard lining to interior of garage walls
- STEEL LINE® automatic panel lift garage door
- Remote control garage door opener including two hand sets AND a wall mounted controller

## LINEN CUPBOARD / WALK IN PANTRY

- Four internal melamine shelves as per plan

## GAS CONNECTION

- Gas service connection from front boundary to house with provision for hot water system, gas cooktop & one internal heating point (dependant on natural gas being available to site)

## ELECTRICAL

- Three phase main power provision
- Direct wired smoke detectors with battery back up
- External light point to eaves at external doors to single storey homes
- External junction box to side of external doors to double storey homes
- Earth leakage circuit breaker
- One light point to each room
- 2-way switch to stairs (double storey)
- IXL heat/Fan/Light unit to bathroom & ensuite
- 2 double power points to Kitchen Splashback
- 2 double power points to each room with 1 double power point to bathroom, ensuite & powder room
- 2 external power points (1 dedicated to rainwater tank) Single power points for: Garage door opener, refrigerator, dishwasher, microwave & kitchen rangehood
- 2 Telephone points
- 2 Television points
- Powder room exhaust fan externally ducted (ground floor only)
- Bathroom & exhaust fans vented into roof space

## KITCHEN APPLIANCES

- **DISHWASHER:**
  - WESTINGHOUSE® WSF6606X under benchtop with S/S finish
- **RANGEHOOD Choice one of the below:**
  - WESTINGHOUSE® WRH608IS retractable externally ducted in S/S finish
  - WESTINGHOUSE® EFG750X/A integrated externally ducted in S/S finish
  - WESTINGHOUSE® WRC913SB canopy externally ducted in S/S finish
- **COOKTOP Choice of one of the below:**
  - WESTINGHOUSE® WHG646SA 60cm 4 burner gas cooktop S/S finish
  - WESTINGHOUSE® WHC642BA 60cm ceramic 4 zone electric cooktop
  - WESTINGHOUSE® WHG956S 90cm gas 5 burner cooktop in S/S finish
  - WESTINGHOUSE® WHC944BA 90cm ceramic 5 burner cooktop
- **OVEN Choice of one of the below:**
  - WESTINGHOUSE® WVE615S 60cm electric oven in S/S finish
  - WESTINGHOUSE® WVE916SA electric oven in S/S finish
  - WESTINGHOUSE® WFE912SB electric upright multifunction oven in S/S finish with 5 burner gas cooktop with wok burner
  - WESTINGHOUSE® WFE914SB electric upright multifunction oven in S/S finish with 5 burner gas cooktop with wok burner

## OTHER SERVICES INCLUDED

- Quality assurance program with independent inspections carried out at critical stages of the build
- Preparation of a detailed contour survey
- Soil testing & structural engineers design
- Full working drawings for construction
- Standard development application, preparation & application fees
- Standard water connection fees & water board approvals
- Home Owners Warranty (HOW) Insurance, Public Liability Insurance & Contract Works Insurance
- Professional house clean prior to handover
- 6 year structural warranty
- 90 day defect period
- Interior design appointment with our colour consultant at our design studio to select your internal & external colours & products