



**FIXED  
PRICE**

## BETTER INCLUSIONS

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

- All site costs FIXED
- All piercing FIXED
- Service connections for power, gas, water, stormwater & sewer
- Coloured concrete driveway (based on a garage setback of 5.5 metres)
- 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 integrated with main house slab

### BRICKS

- Better Built Homes AUSTRAL® Bricks range, laid in off white mortar with ironed joints

### TERMITE TREATMENT

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

### FRAME

- 2450mm high ceilings to ground floor & first floor
- 90mm internal and 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® R4.0 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

- RINNAI INFINITY 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 up to 2040mm high x 820mm wide with paint finish

### FRONT DOOR

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

### ROBES

- Melamine top shelf & hanging rail

### MOLDINGS

- 67mm Half splayed pine skirtings & architraves with paint finish
- 67mm Half splayed maple or pine architrave with stained finish to front door

### KITCHEN

- 20mm CEASARSTONE® benchtop from selected colours
- Custom made LAMINEX FORMICA® gloss, velour or natural finish laminated doors with a wide selection of colours
- Soft Close doors & drawers with designer handles
- Overhead cupboards completed with bulkhead
- Cutlery tray
- FRANKE® OLX621 double bowl drop in sink
- Tiled splashback to underside of overhead cupboards
- Kickboards to match cabinetry or in brushed aluminium laminate
- Kitchen rangehood ducted externally

### AIR CONDITIONING

- ACTRON® 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

Disclaimer: Images shown on this brochure may feature alternative upgrades. Some of the inclusions shown or described through this brochure may vary depending on your chosen house type or may have been changed and/or are available at an extra cost. Credits will not be given for the deletion of any inclusion. \*Standard Subdivision block is up to 700m<sup>2</sup>, even cut and fill, 1 metre of fall, based on M class slab and all services within the boundaries. Please consult your sales consultant for a full list of standard inclusions & façade options.

## TOILET SUITES

- AMERICAN STANDARD Back to wall 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
- METHVAN shower rails to showers or rain shower heads
- TEKNOBILI Vegi Spray mixer OR Gooseneck mixer to kitchen
- BASE MKII tapware to laundry

## VANITY UNITS

- Custom made LAMINEX FORMICA® gloss, velour or natural finish laminated doors
- LAMINEX FORMICA® benchtops to all vanities
- Your choice of vanities either fixed to floor or floating
- Tiled splashback above all vanities
- Your choice of either a:
  - KADO LUX semi inset basin OR
  - MIZU DRIFT semi inset basin OR
  - ROCA DIVERTA vanity basin OR
  - AMERICAN STANDARD semi inset basin

## DOOR FURNITURE

- Internal and Robe Doors: GAINSBOROUGH® – choice of Amelia, Carla, Lianna, Olive, Bailey or Flora lever handles in polished chrome or satin finish
- Entry Door: GAINSBOROUGH® – Tri-lock in polished chrome or satin finish
- External Doors: GAINSBOROUGH® – contractor lever handles polished chrome or satin finish with deadlock
- Internal Garage Door: GAINSBOROUGH® deadlock

## 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 to one wall
- 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

- Semi recessed meterbox into wall cavity
- 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 only)
- IXL heat/Fan/Light unit to bathroom & ensuite, ducted externally
- 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)

## SOLAR PANELS

- 2.0KW Photovoltaic Solar System (8x Panels) powered back to Metre Box

## 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® ERI7IZSA 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