



Turnkey Homes Unbeatable Fixed Prices

STANDARD INCLUSIONS

CEILING HEIGHT

- 2590mm Ceiling Height throughout to interior of the home

KITCHEN APPLIANCES

- **Oven** - 900mm Electric Inbuilt Oven
- **Cooktop** - 900mm Induction Cooktop
- **Rangehood** - 900mm Stainless Steel Canopy Rangehood
- **Dishwasher** - 600mm Stainless Steel Dishwasher
- **Sink** - Stainless Steel Double Bowl Sink with Drainer

KITCHEN

- **Cabinets** - Fully lined melamine modular cabinets & overhead cupboards as per plan
- **Doors / Drawers** - Laminate from Builder's Standard Range
- **Microwave Provision** - Laminate from Builder's Standard Range. Including single power point and pot drawer below. (plan specific)
- **Handles** - Selected from Builder's Standard Range
- **Taps** - Premium Chrome Gooseneck mixer tapware from Builder's Standard Range.
- **Pantry** - 4 x white melamine shelves
- **Splashback** - Tiles as per Builder's Standard Range
- **Kitchen Bench Top** - 20mm polished edge silica free stone from Builder's Standard Range
- **Fridge Provision** - Laminate or plastered including single power point (plan specific)

BATHROOM & ENSUITE CABINETRY

- **Cabinets** - Fully lined melamine modular cabinets as per plan
- **Doors / Drawers** - Laminate from Builder's Standard Range
- **Vanity Bench Top** - 20mm polished edge silica free stone from Builder's Standard Range
- **Handles** - Selected from Builder's Standard Range

BATHROOM & ENSUITE

- **Basins** - Square white vanity basin from Builder's Standard Range
- **Mirrors** - Polished edge mirrors full length of vanity
- **Shower Screens** - Semi-framed shower screens with clear glazed pivot door
- **Shower Bases** - Recessed tiled shower bases (as per plans)
- **Shower Outlet** - Handheld shower rail and slider in chrome finish to ensuite and bathroom
- **Bath** - Back to wall free standing bath (plan specific)
- **Accessories** - 600mm double towel rail and toilet roll holder in chrome finish
- **Taps** - Chrome mixer tapware
- **Exhaust Fans** - 250mm exhaust fan including self-sealing air flow draft stoppers
- **Toilet Suites** - Soft close top white toilet suite
- **Privacy Locks** - Privacy Locks to all Bathrooms & WCs

LAUNDRY

- **Cabinet** - Laminated base cabinet with stainless steel trough
- **Washing Machine Provisions** - Washing machine provision under laundry laminate benchtop with chrome washing machine stops and power point
- **Taps** - Chrome mixer tapware

STORAGE

- **Robe Shelving** - 1 x white melamine shelt with hanging rail.
- **Broom & Linen Shelving** - 1 x white melamine shelf with 2040mm high hinged door.
- **Robe Doors** - 2040mm high sliding doors as per plan.
- **Walk-In Robe** (design specific) - 1 x white melamine shelf with hanging rail.
- **Handles** - Handles in polished chrome finish.
- **Linen** - 2040mm high hinged door(s) as per plan where space permits. Four white melamine shelves.

CERAMIC TILES

- **Wall Tiles** - Wall tiles to kitchen splashback, bathroom, ensuite and laundry were shown on plans. Tile selection as per Builder's Standard Range
- **Floor Tiles** - Floor tiles to ensuite, bathroom, laundry and WC. Tile selection as per Builder's Standard Range
- **Skirting Tiles** - Skirting Tiles to Bathroom, Ensuite, Laundry & WC. Tile selection as per Builder's Standard Range

FLOOR COVERINGS

- **Carpet** - Carpet to all Bedrooms, Lounges & Study. Selection as per Builder's Standard Range and as shown on plan.
- **Hybrid Flooring** - Hybrid timber look flooring to Entry, Kitchen, Meals, Family Areas and Passageways as shown on plan. Selection as per Builder's Standard Range

INTERNAL FEATURES

- **Doors** - 2040mm high hinged or sliding doors as per plan.
- **Doorstops** - White door stops to hinged doors, where applicable.
- **Mouldings & Skirting** - 67mm x 18mm MDF bevelled edge, painted.
- **Door Furniture** - Lever door furniture in polished chrome finish to all rooms.
- **Door Seals** - Door seals to nominated internal doors. Note: This will be in accordance with energy rating report.

PLASTERWORK

- **Plasterwork** - 10mm plasterboard to ceiling and wall, water resistant plaster to ensuite, bathroom, above laundry benchtop, 75mm cove cornice throughout.

INSULATION

- **Walls** - Wall insulation including sisalation to external brick veneer walls (excluding garage) and wall between garage and house as required to meet 7-Star energy rating.
- **Ceiling** - Ceiling insulation as required to meet 7-Star energy rating (excludes garage ceiling).

PAINT

- **Paint Application** - Two coat application
- **Internal Walls** - Washable low sheen acrylic to internal walls
- **Timberwork** - Semi-Gloss enamel paint to internal doors, jambs & mouldings
- **Entry Door** - Semi-gloss enamel to front entry door
- **Ceilings** - Flat acrylic paint to ceilings

ELECTRICAL

- **Internal Lights** - LED downlights fitting (colour - white) throughout as per floorplan specific electrical layout. (supply and install light globes to all light fittings)
- **External Lights** - White downlight to front entry and alfresco where applicable. 1 Weatherproof flood light to rear as per electrical plan.
- **Power Point** - Double power points to all Bedrooms and Living areas. Single power points to dishwasher, microwave and refrigerator locations (refer to electrical plan. 2x double power points to Bed 1 and 1x double power point to remaining Bedrooms).
- **TV Points** - 2 x TV points (1 x to Master Bedroom and 1 x to living area.
- **Data Points** - 2 x Data / Phone Points (as per plan)
- **Telephone Point** - 2 x pre-wired telephone points to kitchen & Master Bedroom with wall plate as per plan
- **Switch Plates** - White wall mounted switches.
- **Smoke Detectors** - Hardwired Smoke Detectors with battery backup as per plan
- **Safety Switches** - RCD safety switch and circuit breaker switches to meter box.

ALARM SYSTEM

- **Alarm System** - Comes with 3 sensors including panel to walk in robe and keypad to entrance including single power point.

HEATING & COOLING

- **5kw Split System** - Airconditioning unit including isolation switch and condenser to be wall mounted to Living/Family area. Note - installation price includes condenser and head unit to be installed to an external wall within 3m of each other
- **2.5kw Split System** - Airconditioning unit including isolation switch and condenser to be wall mounted to Master Bedroom. Note - installation price includes condenser and head unit to be installed to an external wall within 3m of each other

FRAMING

- **Framing** - Engineered pine wall frame and roof trusses

SOLAR PV

- **Solar PV** - 3kW solar PV system installed as per manufacturers recommended location

PLUMBING

- **Plumbing** - 2 x External Taps - 1 x external tap to front water meter and 1 x external tap to rear. (Front tap location is determined by your local water authority.

GARAGE

- **General** - Garage with concrete tiled roof including colorbond sectional overhead door, plaster ceiling and concrete floor.
- **Remote Controls** - 2 x handheld remote controls & wall mount transmitter
- **External Door to Rear** - Weatherproof flush panel door, low sheen acrylic paint finish (design specific).
- **External Door Furniture** - Entrance lockset.
- **External Walls** - Brick veneer (on boundary wall or product specific if required).
- **Internal Access Door** - to home from garage - 2040mm high hinged low sheen acrylic paint finish. (design specific).

HOT WATER SERVICE

- **Electric Heat Pump System** - 280 litre all in one heat pump system

WINDOWS

- **Windows** - Aluminium double glazed powder coated finish windows (design & facade specific. refer to working drawings). Key lock to all openable windows
- **Brickwork Over Windows** - Facade and plan specific

EXTERNAL FEATURES

- **Bricks** - From Builders Standard Range
- **Mortar Joints** - Face brickwork natural colour rolled mortar joints. (Product Specific)
- **Front Elevations** - As per Working Drawings. Acrylic render to selected areas as per plan.
- **Eaves** - 450mm Eaves to Front Facade with up to 3m return (where required by Estate Guidelines)
- **(AAC) Panels** - Rendered Autoclaved Aerated Concrete (AAC) panels (where required). Finish and colour to be selected from Builders Standard Range (Design Specific - refer to working drawings for extent of cover).
- **Light Weight Cladding** - Rendered lightweight foam to facades. Finish and colour to be selected from Builders Standard Range (Design Specific - refer to working drawings for extent of cover).

ROOFING

- **Pitch** - Roof pitch to be 22.5 degrees.
- **Fascia & Guttering** - Colorbond fascia, guttering and downpipes.
- **Material** - Dark coloured concrete roof tiles to meet 7-star energy rating.

EXTERNAL DOORS

- **Front Entry Door** - From Builder's Standard Range
- **Front Entry Door Furniture** - Entrance lockset in polished stainless steel. From Builder's Standard Range
- **Door seal** - Door seal and weather seal to all external hinged doors
- **Brickwork Over Doors** - Facade and plan specific
- **External Hinged Door** - Entrance lockset in polished stainless steel to external door of garage (plan specific). From Builder's Standard Range
- **External Laundry Door** - 2040mm high hinged half lite.

BLINDS

- **Holland blinds** - Holland blinds (Roller) to be installed to all standard sized clear glass windows and standard sliding door in Living/Meals area (excludes Laundry & wet areas)

FLYSCREENS

- **Flyscreens** - Flyscreens to all openable standard windows (up to 15) powder coated colour to match window frames (Excluding sliding doors and fixed windows)

CONCRETE PAVING

- **Coloured Concrete Paving** - Coloured concrete paving to driveway, porch and path to porch (up to 30m2)

FENCING

- **Fencing** - Full share fencing to sides and rear boundaries (note fence finishes in line with front facade on one side and butts up to the rear of the garage on the other side). 1800mm high, all Colorbond or timber paling with timber capped 125 x 75mm exposed posts (estate compliant).

WING FENCE

- **Wing Fence** - 1800mm high and 900mm wide gate to side of house (if required). Fencing type allowed Colorbond / timber paling capped with 125 x 75mm exposed posts.

FRONT & REAR LANDSCAPING

- **Front & Rear Landscaping** - Mixture of mulch, pebbles, rocks and garden beds with assorted drought tolerant plants & drip irrigation with automatic timers to garden beds, 12m2 of instant natural turf, topping to remainder of land to rear and side boundaries. (Plan or Lot Specific)

CLOTHESLINE

- **Clothesline** - Fully installed fold down clothesline

LETTERBOX

- **Letterbox** - Concrete letterbox to be installed at the front of the property

FOUNDATIONS/SITE CONDITIONS

- **Foundation Class** - Up to P Class concrete slab. Includes bored piers. Maximum of 300mm fall over allotment and up to 200mm of fill. If fill is shown on block, a lot specific Level 1 Compaction Report is required, or additional charges may apply. Land allotments up to 450m2. Rock extraction and removal include up to 8m3 (If explosives or core drilling required, extra charge will apply)
- **Temporary Fencing** - Supply and hire of temporary fencing to site as required.
- **Silt Fence** - Supply and hire of environmental silt fence to front of property as required by council.
- **Crossover Protection** - Supply and hire of temporary Crossover Protection as required by council.
- **Site Toilet & Rubbish Cage** - Supply and hire of temporary site toilet and rubbish cage as required by council.
- **Termite Treatment** - Termite spray system provided FREE if required by relevant authority.
- **Angle of Repose** - Home to be sited a minimum of three metres from easement. (If sited closer than additional charges may apply).

PRELIMINARY WORKS

- **Pre-site Inspection** - A pre-site inspection will be conducted
- **Soil Report & Contour Survey** - From our independent Geotechnical Engineers
- **Developer Approval** - Developer Approval applications (where required)
- **Building Permit** - Building Permit and associated application fees
- **BAL 12.5 (Bushfire Attack Level)** - Provided FREE if required
- **Community Infrastructure Levy (CIL)** - Provided FREE if required

CONNECTION OF SERVICES

- **Electricity** - 3 Phase underground electricity*
- **Water Mains** - To be provided
- **Sewer & Stormwater Connection** - To be provided
- **Dry Tapping Water Connection** - Recycled Water provided FREE if required
- **Water Tank** - Provision of either 2000L rainwater tank or recycled water connection to toilets as required by devel oper or site conditions. FREE if required
- **NBN/ Fibre Optics** - The home is to be provided NBN ready
- **Note:** All connection points to be within the boundary of the home. Connections are based on an allotment of up to 650 square metres with a maximum six metre setback to house. Telephone, electricity and gas consumer account opening not included

7 STAR ENERGY RATING

- **7 Star Energy** - Minimum 7- star energy ratings are Included for standard design home plans and facades on any orientation. (Any customisation may affect the rating and additional costs may apply)

COMPREHENSIVE WARRANTY PROTECTION

- Includes a 10-Year Structural Warranty for peace of mind, plus a 3-Month Maintenance Period to address any minor issues after handover.

PRICE LOCK PERIOD

- 12-Month Price Hold from the date of initial deposit.