

STANDARD INCLUSIONS

Preliminaries

- Site survey
- Engineering
- Construction plans
- 7 star energy efficiency report
- All insurance certificates
- Water tapping
- Sewer connection
- Storm-water
- Gas connection
- BAL level
- 5 hour colour consultation
- Service connections to 10m

Kitchen Features

Benchtop:	33mm square laminate (Builder's range)
Cupboards/Drawers:	Laminate cabinets & drawers (Builder's range)
Sink:	Solus SS double bowl sink
Kitchen Tiles:	100 x 300mm to splashback (Builder's range)

Appliances for The Glade, The Terrace and The Lane

Oven:	Westinghouse Electric 600mm
Gas Hotplates:	Westinghouse 600mm
Rangehood:	Westinghouse 600mm
Dishwasher:	Westinghouse 600mm

Appliances for The Mews, The Connection, The Edge, The Plantation, The Brae, The Cove, The Avenue, The Boulevard, The Haven, The Promenade, and The Sanctuary

Oven:	Westinghouse Electric 900mm
Gas Hotplates:	Westinghouse 900mm
Rangehood:	Westinghouse 900mm
Dishwasher:	Westinghouse 600mm

Bathroom and Laundry Features

Vanity Benchtop:	33mm square laminate (Builder's range)
Vanity Cabinets:	Laminate cupboards and drawers (Builder's range)
Vanity Basins:	The Gap Semi Inset
Mirror:	Polished edge to full width of vanity
Bath:	Posh Solus Oval 1675mm Inset Bath
Shower Screens:	Clear glass with pivot door
Accessories:	RAD11 chrome double towel rail and toilet roll holder
Toilets:	Posh Solus CC BTW TS with soft close seat
Floor Tiles:	450x450mm (Builder's range)
Showers Wall Tiles:	450x450mm (Builder's range)
Vanity Wall Tiles:	450x450mm (Builder's range)
Bath Tiles:	450x450mm (Builder's range)
Laundry Splashback Tiles:	450x450mm (Builder's range)
Vanity Tapware:	Roca L20 chrome basin mixer
Shower Tapware:	Roca L20 chrome shower mixer
Bath Tapware:	Solus 170 bath outlet
Laundry Trough:	Base S/S trough
Laundry Tapware:	Mizu Drift chrome sink mixer
WM Tapware:	Arco mini stops (concealed)

STANDARD INCLUSIONS

Additional Features

Obscure Glazing:	Bathroom/ensuite	Earthworks:	Maximum of 300mm fall over building site
Double Glazing:	Habitable rooms	Slab:	Foundation Class "M" waffle pod
Windows:	Aluminium framed (BAL 12.5)	Frame/Structure:	Timber Framesure Blue
Flyscreens:	To openable windows / sliding glass doors	Insulation:	R2.5 external walls R6.0 ceiling spaces
Entry Door:	Corinthian PMAD101 Clear Glass (The Connection: 1200x2340 Hume X545 Clear Glass)	Solar Hot Water:	Rinnai 20 solar hot water unit
Laundry Door:	Full glass aluminium	Termite Protection:	Framesure Blue (25 year warranty)
Internal Doors:	Flush panel	Roof:	Colorbond iron (standard colours)
Internal Sliding Doors:	Robe/linen sliders with plaster infills	Fascia:	Colorbond iron (standard colours)
Front Door:	Lockwood Nexion	Downpipes:	80mm PVC (painted finish)
Internal Door:	Lockwood Elements range	Bricks:	Clay Bricks from 'Builder's Range 1'
Cavity Sliding Door:	Lockwood Square flush pulls	Garage Door:	Panel lift door (standard Colorbond colours)
Cornice:	75mm Cove	Garage Access Door:	Flush Solidcore door
Architraves & Skirting:	67/92mm Splayed	Garage to Rear:	Manual roller door (if applicable)
Gas Ducted Heating:	Breamar TH-4-20 to all habitable rooms (7 outlets)	Electrical:	Single phase connection, generous allocation of GPO's and batten lights, exhaust fans to bathrooms, 2 TV points and 1 phone point.
Evaporative Cooling:	Breamar BM750 to all habitable rooms (7 outlets)	LED Downlights:	Allocation in entry, kitchen, family, meals and alfresco (if applicable).
Painting:	3 coats to internal walls and ceiling and external area		
Floor coverings:	Timber look vinyl planking		
Carpet:	Maddina Range		
Alfresco:	As per plans		

Ceiling Height for The Glade and The Terrace

Internal Height: 8ft (2.4m)

Ceiling Height for The Mews, The Connection, The Edge, The Plantation, The Brae, The Cove, The Lane, The Avenue, The Boulevard, The Sanctuary, The Haven, and The Promenade

Internal Height: 8ft6' (2.55m)

Ready to start your journey? Have a chat with Todd Newman today.