

STANDARD INCLUSIONS

Preliminaries

- Site survey
- Engineering
- Construction plans
- 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:	S/S Base MK2 double bowl sink
Tapware:	Mizu Drift sink mixer
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 and The Boulevard

Oven:	Freestanding 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:	Vitreous China Solos Inset
Mirror:	Polished edge to full width of vanity
Bath:	Posh Domaine 1700mm Inset Bath
Shower Screens:	Clear glass with pivot door
Accessories:	RAD11 chrome double towel rail and toilet roll holder
Toilets:	Posh Dominique CC suite 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:	GenX 200L bath outlet
Laundry Trough:	Base S/S trough
Laundry Tapware:	Base chrome sink mixer
WM Tapware:	Arco mini stops (concealed)

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Additional Features

Obscure Glazing:	Bathroom/ensuite	Earthworks:	Maximum of 300mm fall over building site
Low-E Glazing:	Habitable rooms	Slab:	Foundation Class "M" waffle pod
Double Glazing:	Meals/family/living areas	Frame/Structure:	Timber Framesure Blue
Windows:	Aluminium framed (BAL 12.5)	Insulation:	R2.0 external walls R4.0 ceiling spaces
Flyscreens:	To openable windows/ sliding glass doors	Hot Water System:	Therman 26L instantaneous hot water
Entry Door:	Corinthian PMAD101 Clear Glass (The Connection: 1200x2340 Hume X545 Clear Glass)	Tank:	2000lt slimline tank and pump
Laundry Door:	Flush Solidcore door	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 and The Boulevard

Internal Height: 8ft6' (2.55m)

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