



HOME INCLUSIONS // <i>PLATINUM</i>

SITE ADDRESS:	
OWNERS:	
DATE:	

GENERAL

Standard Building Permit Application Fees

Site Classification Report

BAL Assessment Report – up to BAL Low included

Building Information Report & Property Information Report

Sewer & Water Information Report

Energy Compliance Report using VURB method

Builder's Warranty Insurance

Public Liability & Products Liability Insurance

Asset Protection Permit Application

Working Drawing Plans & Structural Engineering Plans

Colour Consultant

SITE PREPARATION

Site Scrape. Excess Soil Spread or Stockpile on Site (soil removal will incur variation)

Temporary Fencing

SERVICES

Gas Service Installation & Connections

Installation of Sewer Drains & Connection to within the boundary & up to 1.2m deep

Stormwater Drains 90mm connected to LPOD (All connections included to within the boundary)

Dry Water Tapping up to 6m Set Back from front boundary

Underground Electrical Connection up to 6m Set Back from front boundary – single phase

Telstra connection from street to house – by 3rd party after hand-over

SLAB & FRAME

Concrete Slab and Foundations to Standard Specifications with footing depth to 450mm from top of floor level (Full Engineering is required and may incur Variation)

Standard MGP10 Pine Frame, Floor & Roof Trusses engineered up to wind loading of 'N2'

Ceiling Height – Single Storey - Ground Floor up to 2700mm

Ceiling Height – Double Storey - Ground Floor and First Floor up to 2550mm

Termite Resistant collar to penetrations (Part A included/Part B not included)

Note: Ceiling Heights may vary

WINDOWS & FLYSCREENS

Aluminium windows with powder coated finish & keyed locks (standard profile)

Aluminium Awning Single Glazed Windows (Standard Profile)

Aluminium Single Glazed Sliding Doors (Standard Profile)

Flyscreens to Opening Windows (Standard Mesh)

Note: Window sizes may vary

ROOFING

Colorbond Roof up to 22.5° pitch with Whirlybird (if required)

Colorbond Fascia & Quad Slotted Gutter

Colorbond Downpipes 100x50mm

Scaffold and Guardrail throughout installation (OHS requirements)

EXTERNAL FAÇADE

Façade Options:

Traditional Facade

Coastal Facade

Contemporary Facade

Selected Cladding (as per individual plans) above all windows

BRICKS

Bricks – Builders Range (Up to Category 3)

Mortar - Standard sand and cement

GARAGE

Sectional Panel Lift Door to Front (4800mmW x 2100mmH as per plan) Including 2 Remotes

Roller Door to Rear (If applicable to Plan)

Flush Panel Paint Grade 2040mm Door (If applicable to Plan)

Plaster to Ceiling with 75mm Aria Cornice

ALFRESCO (GROUND FLOOR)

Plain Concrete Floor (If Applicable to Plan)

Timber Paint Grade Corner Post and Beam

Lined Ceiling

DECKING (UPPER STOREY ONLY)

140x19mm Merbau Decking (If applicable to Plan) - unstained

Lined Ceiling (If applicable to Plan)

Timber Paint Grade Corner Post - Paint Grade (If applicable to Plan)

Powder Coated Aluminium Balustrade with Glass Inserts (If applicable to Plan)

ELECTRICAL

LED Downlights to Entry, Kitchen, Meals, Passage & Living Area

Light Outlets – LED Oyster Lights to Walk In Robes, Pantry & Laundry

External lights - Standard bunker/Spotlights – x4 (may vary depending on plan)

Strip LED Lighting to Overhead Kitchen Cupboards

Double Slimline Powerpoints - x25 (may vary depending on plan)

Slimline Light Switches

Owner-Supplied Lights fitted to Front Elevation (2x) & Over Kitchen Bench (2x)

NBN Hub with 6 point Provisioning

- TV Points - 2x as per plan
- Phone Points – 1x as per plan
- Data Points – 3x as per plan

Smoke Detectors - as required by plan

3-in-1 Light/Fan/Heat (4 Heat Globes) - x2 to Bathroom & Ensuite

Alarm System

Extractor Fan Lights to Powder/WC

White Sweeping Fan/Lights to Bedrooms

Single fluorescent to Garage

HEATING / COOLING

Central Heating up to 10 Points (provision for unit and ductwork space to be assessed on site – alternative options may be required if not enough room)

Split Systems x2 – size and position to be advised

ALARM SYSTEM

Bosch 2000 Series Alarm System with up to 4 Detectors and 1 wall panel (unmonitored)

INSULATION

Anti-Glare Sisulation to external walls

Walls - R2 batts

Ceilings - R6 batts

PLASTER

Ceiling & Wall Sheets - 10mm Plasterboard

Shower Walls only – 6mm Villaboard

75mm Square Set Cornice to Entry, Kitchen and Living

75mm Aria Cornice to remaining walls (including Robes/Linen/Storage)

ARCHITRAVES & SKIRTINGS

Architraves - 67mm MDF Single Bevel

Skirting - 67mm MDF Single Bevel

DOORS

External Front

Corinthian Entrance Pivot Door, Windsor Range (2340mmH x 1200mmW) with timber frame and clear glazing

Gainsborough Tri Lock Omni Back to Back Entrance (Keyed alike)

External Rear

Corinthian Flush Panel External Door (2040mm x 820mm) - Paint Grade

Gainsborough Terrace Entrance Knob Lockset (Keyed alike)

Internal

Corinthian Redicote Flush Panel (2340mm high)

Gainsborough G4 Leverset Handles

STAIRCASE (INTERNAL)

MDF Closed Tread – Carpeted (If applicable to Plan) with overlay on MDF closed tread with exposed Stringer

Painted Timber Handrail (If applicable to Plan)

PAINTING

Dulux Full Gloss/Satin Finish to All Interior Woodwork (NOTE: 3 x Optional Colours)

Dulux Washable Low Sheen Finish to Plaster Walls – 3 Coats (NOTE: 3 x Optional Colours)

Dulux Flat Finish to Ceilings – 2 Coats (NOTE: 3 x Optional Colours)

Dulux Exterior Low Sheen – 2 Coats (NOTE: 3 x Optional Colours)

WALL TILES

Beaumont Tiles - Gold Range up to 600x300mm:

Kitchen - Glass Splashback (Cat 3) or Tiled Splashback up to 700mm above Bench

Bathroom/Ensuite Vanity - up to 300mm above Vanity

Bathroom Walls – up to 600mm above Bath

Shower Walls – up to 2000mm High with 1x 300mmH x 400mmW tiled niche to each shower

Laundry - up to 300mm High Over Bench & Trough

KITCHEN

Custom-made Vinyl Wrap Cupboards & Overhead Cupboards Doors (includes overheads above fridge)

Standard Lincoln Sentry Handles

50mm Edge Caesarstone Benchtops - Deluxe Range (includes waterfall ends to island bench)

4x Pot Drawers

4x Drawer with Cutlery Insert to Top Drawer

Soft Close Drawer Runners

Sink – AFA Flow Single Bowl Undermount Sink No Taphole 768mm SS

Sink Mixer - Mizu Soothe Gooseneck Square sink mixer – Matte Black or Chrome

Gas 5 Burner Cooktop – Fisher & Paykel 90cm Gas on Black Glass Cooktop

Built-In Oven - Fisher & Paykel 90cm Built In Oven 100L 9 Function S/Steel with Black Glass

Undermount Rangehood - Fisher & Paykel 90cm Integrated Undermount Rangehood

Dishwasher - Fisher & Paykel 60cm Fully Integrated Dishwasher

W.I.P

4x Washable White Melamine Shelves

LAUNDRY

Custom-made under bench Polytec Laminate/Melamine Cupboards with Doors (no overheads)

Postformed Laminated Bench Top

Trough with Bypass - Posh Solus Stainless Steel 45Ltr

Sink Mixer - Mizu Soothe Gooseneck Square sink mixer – Matte Black or Chrome

Dura Acro Washing Machine Stops - 100812

BATHROOM

Custom-made Polytec Laminate / Melamine Vanity with Doors

Standard Lincoln Sentry Handles

20mm Caesarstone Benchtop – Deluxe Range

Bath – KADO Neue F/S Bath 1730x780x730 White

Basin – KADO Neue 560 Semi-Inset Basin White

Shower Base - Tiled Base with approx. 40mm step up

Shower Head – Methven Aurajet Aio Rail Shower or Hand Shower – Matte Black or Chrome

Basin Mixer - MIZU Stream Extended Basin Mixer – Matte Black or Chrome

Bath Outlet & Mixer - MIZU Stream Wall Bath Mixer Set – Matte Black or Chrome

Shower Mixer – MIZU Stream Shower Mixer – Matte Black or Chrome

Semi-Frameless Shower Screen & Pivot Door - 2000mm High – Black or Chrome Trims

Robe Hooks– 2x Mizu Drift Robe Hooks – Matte Black or Chrome

Mirror - Custom Fitted over Vanity with Polished Edge

ENSUITE

Custom-made Polytec Laminate / Melamine Vanity with Doors

Standard Lincoln Sentry Handles

20mm Caesarstone Benchtop –Deluxe Range

Basin – KADO Neue 560 Semi-Inset Basin White

Shower Base - Tiled Base with approx. 40mm step up

Shower Head – MIZU Drift Overhead Shower 200mm with Milli Pure Vertical Shower Arm 500mm - Matte Black or Chrome

Basin Mixer - MIZU Stream Extended Basin Mixer – Matte Black or Chrome

Shower Mixer - MIZU Stream Shower Mixer – Matte Black or Chrome

Semi-Frameless Shower Screen & Pivot Door - 2000mm High – Black or Chrome Trims

Robe Hook – 1x Mizu Drift Robe Hook – Matte Black or Chrome

Mirror - Custom Fitted over Vanity with Polished Edge

Toilet Suite - Posh Dominique with soft close seat (low inlet)

Toilet Roll Holder – Mizu Drift Straight Toilet Roll Holder – Matte Black or Chrome

W.C.

Toilet Suite - Posh Dominique with soft close seat (low inlet)

Toilet Roll Holder – Mizu Drift Straight Toilet Roll Holder – Matte Black or Chrome

MASTER BEDROOM & WALK IN ROBE

Custom Built In Joinery in Coloured Laminate:

1x coloured laminate shelf at 2000mmH with single & double chrome hanging rails

2x sets of 4 Drawers and 2x Shoe Racks

BEDROOMS

Built in Plaster Robes :

1x white melamine shelf at 2000mm high with Chrome Hanging Rail

1x set of 4 Drawers to each Robe

Sliding or Swinging Redicote Flush Panel Doors 2040mm or 2340mm High

FLOOR COVERINGS

Ceramic Floor Tiles to Wet Areas - Beaumont's Gold Range up to 600mm x 600mm Including Rectified Edge Tiles

Carpet to Bedrooms / Robes (or where specified on plan) – Builder's Range (Up to Category 3)

Laminate or Vinyl Flooring to Entrance, Kitchen, Meals & Passage (or where specified on plan) – Builder's Range (up to Category 3)

HOT WATER SERVICE & PLUMBING

Rinnai Infinity S26n Solar Hot Water System

215 ltr Storage Tank

1x Solar Panel Collector

2x External Water taps