

SPECIFICATIONS & INCLUSIONS

LUXURY INCLUSIONS AS STANDARD:

- ▶ Even higher ceilings
Single Storey Homes - 2700mm ceiling height throughout
Double Storey Homes - 2700mm ceiling height to ground floor and 2590mm ceiling height to upper floor
- ▶ Choice of Colorbond steel or flat profile tile roof with full sarking from selected range (design specific)
- ▶ 40mm Caesarstone kitchen benchtops from our Gold Range
- ▶ Modern double bowl stainless steel undermount kitchen sink with accessories pack and designer chrome mixer tap
- ▶ Soft close drawers to kitchen
- ▶ Stainless steel kitchen appliances including:
 - 900mm induction cooktop
 - 900mm electric multifunction oven
 - 850mm undermount rangehood
 - 600mm integrated dishwasher
- ▶ Choice of designer floor tiles from our Gold Range to entry, living areas and kitchen
- ▶ Luxurious carpet with standard 10mm underlay from selected range to bedrooms, study, and media room (design specific)
- ▶ 20mm Caesarstone benchtops from selected range to bathroom, ensuite, and laundry
- ▶ Sheen finish wall-hung bathroom vanities with designer handles from selected range to bathroom and ensuite
- ▶ Modern 10mm frameless showerscreens with clear glass to bathroom and ensuite
- ▶ Chrome slimline twin showers with designer wall mixers to bathroom and ensuite
- ▶ 3 coat paint system including:
 - Taubmans 'Endure' Internals
 - Washable low sheen acrylic to walls (one colour)
 - Enamel to trims and doors (one colour)
 - Exterior acrylic to external painted surfaces
- ▶ Built-in robes with 2340mm glass sliding doors
- ▶ Ceramic tiles from selected range to porch/portico and outdoor living area

- ▶ Automatic Colorbond Panelift garage door from selected range with two (2) handsets and one (1) wall unit (timberlook door upgrade option included)
- ▶ Clipsal Iconic white switchplates and powerpoints
- ▶ Reverse cycle split system air conditioner to living area
- ▶ Smart Home Hub with smart wiring throughout

PLUS ALL THIS:

PRE-CONSTRUCTION

- Contour survey, soil test and engineering designs
- Building specifications and plans
- Fixed price HIA Construction Contract
- Building permits and fees¹
- Selection Appointment with a qualified Style Consultant

FRAME, SITEWORKS & CONNECTIONS

- Timber frame and trusses
- Termite protection to slab penetrations and building perimeter
- Engineered waffle pod concrete slab up to 'M' classification
- Earthworks up to 500mm fall with equal cut/fill across building pad
- Single phase electrical mains run in and connection up to ten (10) metre setback

Urban Designs Only²

- Mains water connection from pre-tapped water main up to ten (10) metre setback
- Stormwater and sewer connections to existing serviceable points up to 500m² block
- N2 wind rating

Acreage Designs Only²

- Two (2) 22,500 litre in-ground concrete water tanks connected to house up to ten (10) metres
- Bio treatment plant (Home sewage treatment plant) connected to house up to ten (10) metres
- N3 wind rating

WARRANTIES

- Building Certification
- 6 ½ years Builders Warranty
- 8 Step Quality Assurance Program
- 12 month warranty period for peace of mind
- Product manufacturer warranties

KITCHEN

- Sheen finish cabinets from selected range including;
 - Drawers, microwave and dishwasher provision as nominated on plans
 - Overhead cupboards as nominated on plans
- Designer handles from selected range
- Painted bulkheads above overhead cupboards and pantry
- Designer splashback tiles from our Gold Range
- White melamine shelves to pantry

BATHROOM & ENSUITE

- 900mm high frameless polished edge mirror to length of vanity
- Choice of ceramic basins from selected range with designer chrome mixer taps
- White acrylic inset bath with designer chrome wall mixer and bath outlet
- Tiled niche to showers as nominated on plans
- Choose from our Gold Range of tiles for your bathroom, ensuite and WCs, including floor, skirting, shower, bath and vanity splashbacks (Approx. 2100mm high tiling to showers)
- Back-to-wall toilet suite with soft close seat
- Designer chrome double towel rail and toilet roll holder
- Designer chrome hand towel holder to Powder Room (design specific)

LAUNDRY

- Sheen finish cabinets from selected range
- Designer splashback tiles from our Gold Range
- 45L inset laundry tub with designer chrome mixer tap

INTERNAL

- Roller blinds to all windows and sliding glass doors (excluding garage and stairwell of double storey homes)
- Flyscreens to all opening window sashes and sliding glass doors (excludes hinged doors)
- Feature StepLook cornice throughout
- 68mm skirting and architraves from selected range
- Ceiling insulation incl. outdoor living and wall sisalation
- Feature 2340mm passage doors from selected range
- Lockwood chrome door furniture from selected range (privacy locks to bath, ensuite and WCs as applicable)
- Walk-in robe to master where shown on plans
- Melamine shelf and rail to all robes
- Four (4) melamine shelves to linen cupboard as nominated on plans
- Epoxy floor finish to garage (12 colours to choose from)
- **Double Storey Homes** - Paint/carpet grade internal stairs with powder-coated baluster from selected range

EXTERNAL

- Clay face bricks from selected range with off-white mortar
- Colorbond fascia, quad gutters, and painted PVC downpipes
- Feature cladding and render to front façade if shown on plans
- Feature front entry door with clear glazing from selected range (size and whether the door is paint or stain grade is design specific)
- Lockwood Nexion entry lockset from selected range
- Powder coated aluminium framed windows and sliding glass doors with clear glass and keyed locks
- Powder coated aluminium sliding glass door or flush panel door with 1/3 clear glass insert or joinery door with clear glass inserts to laundry (design specific)
- Painted flush panel door with 1/3 clear glass insert to garage (design specific)
- Entrance set handle to external hinged doors (design specific)
- Powder coated aluminium external door frames
- Sidelights with clear glass if shown on plans (design specific)
- Front and rear garden taps
- TV antenna (not required in fibre optic estates)

ELECTRICAL

- 100mm recessed white LED (daylight) downlights throughout (quantity is design specific)
- One (1) double fluorescent light to garage
- Earth leakage safety switch and circuit breakers
- Stainless steel ceiling fans to living areas, bedrooms and rear outdoor living area
- Two (2) double powerpoints to master bedroom and living room
- One (1) double powerpoint to all other rooms including garage
- One (1) single powerpoint to fridge space, dishwasher space, microwave space and garage door motor
- One (1) single weatherproof powerpoint to rear outdoor living area
- Heat/fan/light unit to bathroom and ensuite
- Interconnected photoelectric smoke alarms (with battery backup)
- Two (2) TV points (designs with MPR or media rooms include three (3) TV points)
- Two (2) phone points as nominated on plans
- One (1) data point as nominated on plans
- Heat Pump hot water system

EXCLUSIONS

- Driveway concrete, landscaping, fencing, clothesline and letterbox