

Standard Inclusions

From 1st April 2016



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Closed Weekends and Public Holidays

Exterior and Facade Inclusions:

All inclusions are to be chosen from the standard colour ranges

		Classic	Contemporary	Colonial	Homestead	Cottage
Eave Overhangs:	450mm to designs with 2400mm ceiling heights. 600mm to designs with 2700mm ceiling heights. The location of the standard eave overhangs are as shown on the floor plans for each design.	✓	✓	✓	✓	✓
Roof Pitch:	25°	✓	✓	x	x	x
	29°	x	x	✓	✓	✓
Roof Covering:	Colorbond roof laid over 55mm insulation blanket	✓	✓	✓	✓	✓
Fascia / Gutter / Down pipes:	Colorbond Smoothline guttering and steel fascia, 90mm PVC downpipes with a painted finish	✓	✓	✓	✓	✓
Termite Protection	Homeguard Red Termite Barrier to all floor penetrations and the perimeter of the house. <ul style="list-style-type: none"> o HomeGuard Red is a pro-active termite management system that kills and repels termites. It actively stops termites entering the structure via concealed access. o HomeGuard Red will not leach, defuse, corrode or crack o HomeGuard Red is environmentally friendly and safe for owners and pets. o HomeGuard Red is Australian made and backed by the FMC HomeGuard \$1,000,000, 25 year manufacturer's warranty* 	✓	✓	✓	✓	✓
External Walls:	Face bricks chosen from Austral "Old Colonial" range	✓	x	x	x	x
	Face bricks chosen from Austral "Governor, Whitsunday, Urban One, Heritage, Metropolis or Impressions" ranges	x	x	✓	✓	✓
	Face bricks chosen from Austral "Metropolis-Ruby, Whitsunday, Heritage, Old Colonial or Everyday Lifestyle" ranges	x	✓	x	x	x
	Choice of off white or natural mortar with either a flushed, raked, ironed or struck joint.	✓	✓	✓	✓	✓
	CSR Cemintel "Scarborough" weatherboards laid over breather foil with 84 x 38mm fibre cement trim to exterior of windows and doors.	x	x	x	x	✓
Front Elevation Windows:	N3 rated - Aluminium powder coated residential sliding windows with single clear glazing and keyed locks.	✓	x	x	x	x
	N3 rated - Aluminium powder coated residential double hung windows with single clear glazing and keyed locks.	x	✓	✓	✓	✓
Balance of Windows:	N3 rated - Aluminium powder coated residential sliding windows with single clear glazing and keyed locks.	✓	✓	✓	✓	✓
	N3 rated - Aluminium residential glass sliding doors with single clear glazing and keyed locks (refer to plans for locations)	✓	✓	✓	✓	✓
Haddonstone Quoins:	To each corner on the front elevation in "Creamstone"	x	x	x	✓	x
Haddonstone Sills:	Below all windows on the front elevation in "Creamstone"	x	x	x	✓	x
Verandah Posts:	90 x 90mm square treated pine for a painted finish	✓	x	x	x	x
	112 x 112mm square treated pine for a painted finish	x	✓	✓	✓	✓
Post Trims:	Decorative post brackets to front verandah posts for a painted finish	x	x	✓	x	✓

Entry Door / Sidelite(s):	Corinthian "Windsor WIN7G" 2040 x 820mm entry door with choice of ceramica glazing and matching sidelite(s) as shown on plans	✓	x	x	x	x
	Corinthian "Windsor WIN7G" 2040 x 820mm entry door with choice of leadlite or zinclite glazing and matching sidelite(s) as shown on plans	x	x	✓	✓	✓
	Corinthian "Sunburst" range merbau entry door with clear glazing and a merbau sidelite(s) as shown on plans	x	✓	x	x	x
Other External Doors:	Corinthian 2040 x 820mm flush solid external doors for a painted finish	✓	✓	✓	✓	✓
External Door Jambs:	Corinthian Enviroseal external door jambs to all brick veneer constructions	✓	✓	✓	✓	x
External Door Furniture:	Gainsborough "Governor, Terrace or Villa" entrance knobsets.	✓	✓	✓	✓	✓
Garage Doors:	Two (2) 2100 x 2400mm colorbond roller doors (where garages are included in standard designs)	✓	x	x	x	x
	Two (2) 2100 x 2400mm colorbond sectional overhead doors (where garages are included in standard designs)	x	✓	✓	✓	✓
Outdoor Taps:	Two (2) garden taps. (one to front and one to rear)	✓	✓	✓	✓	✓
Water Tank:	Collection of rainwater from the roof area to a 4,000 litre above ground colorbond aquaplated slimline water tank positioned on a concrete slab including; submersible pump, mains water switch and connection to all toilets and garden taps with first flush system to divert dust and foreign matter.	✓	✓	✓	✓	✓

Note: Site Costs, Fences, driveways, clothes lines, paths and landscaping have not been allowed for in our standard inclusions and will incur additional costs.

Standard General and Internal Inclusions:

All inclusions are to be chosen from the standard colour ranges

General Inclusions:	Six (6) year structural warranty	House peg-out by qualified surveyor
Fixed price contract	Three (3) month maintenance agreement	"M" class concrete slab
Full set of construction plans and specifications	Home owners warranty, public liability, damage and left insurances	
Engineers design for slab and footings	Preparation and lodgement of LUA and CC applications and fees including Long Service Levy.	

Foundations:	"M"Class concrete slab to living areas, garages, verandah's and alfresco's.	
Frames and Roof Trusses:	Pre-fabricated pine frames and roof trusses designed for a wind speed of N3. 90 x 35mm external wall frames bolted to slab. Roof trusses cyclone strapped to external walls. Top and bottom plates strapped to the wall studs.	
Insulation:	R2.0 fibreglass batts to external walls. R3.0 fibreglass batts to ceilings including garages. 55mm insulation blanket below the colorbond roof.	
Internal Linings:	Villaboard lining to bathroom and ensuite walls, plasterboard lining to all ceilings and balance of walls. 90 x 90mm cove cornice	
Electrical Provisions:	<p>Electrical points allowed for in each standard design: Residual current devices as required by the authorities Mains wired ionised type smoke detectors with battery backup, where required by the authorities Connection of pump at the water tank on a separate circuit 2 x internal light points with batten holder fitting to garage and rooms greater than 36m², 1 x light point to each of the other rooms. 1 x two-way light switching point 1 x external light point outside each external door 2 x double power points to kitchen and master bedroom, 1 x double power point to each of the other rooms 1 x single power point for cooktop, rangehood, fridge, dishwasher, microwave 1 x all-weather single power point for hot water service 1 x telephone point 2 x free to air TV points (excludes aerial and installation)</p>	
Gas Provisions:	Internal gas plumbing for cooktop, hot water service and two (2) bayonet heater points	
Hot Water Service:	Thermann 26 litre, 50° preset continuous flow for LPG or natural gas – 6 Star. Fitted into a metal recess (brick veneer constructions only)	
Painting Allowances:	<p>Colours Allowed: 1 x wall and 1 x ceiling colour throughout, 1 x woodwork colour, 2 x external colours Standard Paint: Paint supplied from the Taubmans range Internal Walls / Wet Area Ceilings: 1 x coat of wallboard sealer, 2 x coats of Endure Premium low sheen Internal Ceilings: 1 x coat of wallboard sealer, 2 x coats of ceiling white Internal Woodwork: 1 x coat of primer, 1 x coat of undercoat, 1 x coat of gloss enamel Eave Linings: 2 x coats of All Weather matt External Timberwork: 1 x coat of primer, 1 x coat of undercoat, 1 x coat of gloss (excluding scotia) Weatherboards (where applicable): 1 x coat of primer, 2 x coats of All Weather low sheen</p>	
Builders Clean:	To interior and exterior on completion of construction	

Internal Doors - passage, robes and cupboards:	Corinthian 2040mm high Impressions Wood Embossed hollow core pre primed 2040mm high doors in "Colonial" or "Stanford" profile for passage, robe and bi-fold doors Quick-Slide units to robes and cupboards
Skirting and Architrave:	67 x 18 mm finger jointed pine in a "colonial or pencil round " profile for a painted finish
Door Furniture:	Gainsborough range. "Governor" passage sets, privacy sets to bathroom, ensuite and toilet, dummy knobs to robe and cupboard doors. Flush pulls to sliding doors, ring flush pulls to bi-fold doors
Door Stops:	Air cushioned door stops to all doors where appropriate
Shelving:	Robes and Broom Cupboards: One (1) x melamine shelf and one (1) x 19mm chrome plated hanging rail Pantry and Linens: 4 x melamine shelves
Kitchen:	Cabinets: 16mm white moisture resistant melamine with 2mm durable edging and solid backs Hinges / Drawers: Blum metal soft close hinges, Blum metabox steel side drawers in white Doors / Panels / Bench top: Laminated – 100's of colours to choose from. Sink: Stainless steel 1 ¼ bowl sink with drainer Accessories: Cutlery insert and utensil dividers, dishwasher provision with one (1) cold water point and one (1) single power point for dishwasher Tapware: Posh "Bristol" chrome plated 4 Star sink mixer from Reece Plumbing Splashbacks: 600mm high ceramic tiling above bench tops
Appliances:	Electrical Wall Oven: Of your choice to the value of \$900.00 Gas Cooktop: Of your choice to the value of \$500.00 Recirculating Rangehood: Of your choice to the value of \$200.00
Laundry:	Tub: Metal cabinet with 45 litre stainless steel tub Tapware: Posh "Bristol" chrome plated wall taps with laundry arm and washing machine connections Waterproofing: Membrane to intersections of the floor and walls Tile Selections: Ceramic tiles chosen from the builders "Gold" range at Beaumont Tiles, Mittagong, NSW Wall Tiling: Ceramic tiles fixed up to 600mm above the tub. Floor tiling: Ceramic tiles glued to a 30mm sand and cement bed in a straight pattern Floor wastes: 100mm round or square chrome plated brass
Bathroom / Ensuite:	Bath: 1675mm acrylic rectangular bath or 1300mm corner bath (as shown on plans) Vanities: Posh "Bristol Mk II" white gloss vanities with acrylic integrated bench/bowl. (sizes and single/double bowl configurations as noted on plans) Mirrors: 800mm high x (vanity width) mm wide aluminium framed mirror. Shower Recesses: Hobless aluminium framed shower screens with sliding or pivot doors and clear glass. (sizes as noted on plans) Toilets: Of your choice to the value of \$400.00 Tapware: Posh "Bristol" chrome plated basin, bath and shower sets Waterproofing: Membrane to whole of floor, 1800mm high in the shower and 150mm up the intersection of the walls and floor Tile Selections: Ceramic tiles chosen from the builders "Gold" range at Beaumont Tiles, Mittagong, NSW Wall Tiling: Ceramic tiles fixed to 1800mm high in the showers and 1200mm high to the balance of walls, skirting tile to separate toilets. All walls are primed prior to fixing tiles. Floor Tiling: Ceramic tiles glued to a 30mm sand and cement bed in a straight pattern Accessories: Ceramic tile-in fittings – soap dishes, towel rail and ends, toilet paper holder Floor wastes: 100mm round or square chrome plated brass

Note: Fitted floor coverings, curtains, light fittings, heating/cooling units, ceramic floor tiling (except wet areas) have not been allowed for in our standard inclusions and will incur additional costs if required.