



# Complete Inclusions

## SITE COSTS

- All site costs involved with build FIXED
- All piercing costs involved with build FIXED
- Service connection for power, gas, water, storm water & sewer
- Exposed concrete driveway
- 6-star energy rating
- 25-year structural guarantee

## CONCRETE SLAB

- Concrete house slab to suit "M" classification site, designed by an engineer
- Exposed concrete slab to alfresco
- Exposed concrete slab to front portico
- Engineered concrete slab for rainwater tank, air conditioning & gas

## EXTERNAL FINISH

- JAMES HARDIE external cladding
- Painted render 2 coat finish
- Face brick rangelaid in off white mortar, with ironed joint finish

## TERMITE TREATMENT

- TRITHOR barrier protection film to perimeter
- TRITHOR barrier protection to pipe penetrations
- HYNE T2 termite treated timber
- 50-year warranty

## FRAME

- HYNE environmentally sustainable responsible timber
- PEFC chain of custody certified Australian plantation pine timber
- PEFC Greenhouse positive timber
- 2550mm high ceilings to ground floor and first floor
- 450mm centered wall stud spacing (not 600mm)
- 450mm eaves for lowset, 600mm eaves for highset
- 300mm engineered flooring system for all double storey homes
- Metal ceiling battens to trusses, creating a level 4 finish
- Independent frame inspection prior to sheeting

## ROOFING

- Designer COLORBOND custom orb metal sheeting
- 30-year manufacturer warranty

## INSULATION

- EARTHWOOL R2.0 batts to external clad walls as required
- EARTHWOOL R3.0 batts to living ceiling areas as required
- Compliance with BERS home energy rating
- Sarking to roof and external walls
- 50-year warranty

## FASCIA & GUTTER

- COLORBOND fascia & guttering system with PVC painted downpipes

## HOT WATER SYSTEM

- RINNAI INFINITY 26L instantaneous continuous flow gas HWS

## WINDOWS

- Aluminium windows & sliding doors including keyed locks
- Obscure glazing to bathrooms
- Nylon mesh flyscreens fitted to all opening windows, sliding & stacking doors, colour coded to match

## INTERNAL DOORS

- HUME doors, flush panel range up to 2040mm high & 820mm wide with paint finish

## FRONT DOOR

- HUME entry door, in the Newington or Savoy range 2040mm high & 1200mm with a choice of paint or stained finish & clear glass

## ROBES

- Melamine top shelf & chrome hanging rail
- Aluminium framed custom fit vinyl sliders

## MOLDINGS

- 67mm half splayed pine skirtings
- 42mm half splayed pine architraves
- 67mm half splayed pine or meranti architraves to front door

## KITCHEN

- CAESARSTONE benchtop with a choice of selected finishes
- 10-year warranty on all CAESARSTONE benchtops
- Custom made POLYTEC gloss, velour or natural finish laminated cabinetry with a wide selection of colours
- Soft close doors and drawers with selected designer handles
- Overhead cupboards completed with painted bulkhead
- Cutlery tray
- Stainless steel double bowl drop in sink
- Feature tiled splash back to underside of overhead cupboards
- Kickboards to colour match selected POLYTEC cabinetry
- Kitchen rangehood ducted externally

## AIR CONDITIONING

- MITSUBISHI smart reverse cycle split system to main living area

## LAUNDRY SINK & MIXER

- 45 litre stainless steel tub
- Custom made POLYTEC gloss, velour or natural finish laminated cabinetry & bench with a wide selection of colours
- Chrome laundry sink mixer tap

## VANITY MIRRORS

- Frameless polished edge bathroom mirrors above vanities

## BATHS

- Large 1700mm white modern bath recessed into tiled hob

## TOILET SUITES

- AMERICAN STANDARD closed coupled with soft close to all ensuite, bathrooms and powder rooms

## SHOWER SCREENS

- Custom made shower screen to all showers with a semi-frameless profile

## BATHROOM ACCESSORIES

- POSH SOLUS range of toilet roll holders, towel holders & double towel rails

## TAPWARE

- MIZU Soothe, MIZU Blocor POSH Solus Tapware throughout
- POSH shower rails to showers or rain shower heads
- POSH SOLUS Gooseneck or standard mixer to kitchen
- BASE MKII tapware to laundry

## VANITY UNITS

- CAESARSTONE benchtop with a choice of selected finishes
- Custom made POLYTEC gloss, velour or natural finish laminated cabinetry with a wide selection of colours
- Your choice of vanities either fixed to floor or floating
- Feature tiled splashback above all vanities
- Your choice of either a:
  - KADO LUX semi inset basin OR
  - MIZU DRIFT semi inset basin OR
  - ROCA DIVERTA vanity basin OR
  - AMERICAN STANDARD semi inset basin

## DOOR FURNITURE

- Internal doors GAINSBOROUGH – choice of Amelia, Carla, Lianna, Olive, Bailey or Flora lever handles in polished chrome or satin finish
- Entry Door GAINSBOROUGH – Tri-lock in polished chrome or satin finish
- External Doors: GAINSBOROUGH – contractor lever handles polished chrome or satin finish with deadlock
- Internal Garage Door: GAINSBOROUGH deadlock

## PAINTING

- HAYMES ultra-premium three coat paint system to all internals
- HAYMES ultra-premium two coat paint system to all exterior
- One feature wall colour to one wall

## STAIRCASE

- Polish grade Melunak timber staircase with stainless steel wire balustrade and timber posts

## TILING FOR WET AREAS

- Wall, floor & skirting tiles to wet areas from Arcadia Homes range
- Tiled niche to shower as nominated on plans
- Tiled splashback to back of vanities and laundry tub

## FLOOR COVERINGS

- Premium floor tiles from Arcadia Homes range or timber-look laminate to main living area
- Premium carpet to bedrooms & media from Arcadia Homes range

## GARAGE

- Plasterboard lining to interior of garage walls
- COLORBOND automatic panel lift garage door
- Remote control garage door opener including two hand sets and a wall mounted controller

## LINEN CUPBOARD / WALK IN PANTRY

- Four internal melamine shelves

## GAS CONNECTION

- Gas service connection either bottle or natural to hot water system and gas stove top

## ELECTRICAL

- Semi recessed meterbox into wall cavity
- Underground single phase main power from street
- Direct wired smoke detectors throughout house
- External light to portico and alfresco areas
- Earth leakage circuit breaker
- Minimum one light point to each room
- Fan with light to all bedrooms
- 2-way switch to stairs (double storey only)
- IXL heat/Fan/Light unit to bathroom & ensuite
- 2 double power points to Kitchen Splashback
- 2 double power points to each room with 1 double power point to bathroom, ensuite & powder room
- 1 external power point to alfresco
- Single power points for: Garage door opener, refrigerator, dishwasher, microwave & kitchen rangehood
- NBN connection point
- Television point to living and media room including TV antenna
- Powder room exhaust fan externally ducted

## LANDSCAPING

- Pine timber fencing and side access gate to perimeter of property
- Fully landscaped front yard to comply with estate covenant
- Premium quality soft grass to front and back of property
- Landscaped rocks to service side of property

## KITCHEN APPLIANCES

- DISHWASHER:
  - WESTINGHOUSE WSF6606X under benchtop with S/S finish
- RANGEHOOD Choice one of the below:
  - WESTINGHOUSE WRH608IS retractable Externally Ducted in S/S finish
  - WESTINGHOUSE ERI7I2SA integrated Externally Ducted in S/S finish
  - WESTINGHOUSE WRC913SB canopy Externally Ducted in S/S finish
- COOKTOP Choice of one of the below:
  - WESTINGHOUSE WHG646SA 60cm 4 burner gas cooktop S/S finish
  - WESTINGHOUSE WHC642BA 60cm ceramic 4 zone electric cooktop
  - WESTINGHOUSE WHG956S 90cm gas 5 burner cooktop in S/S finish
  - WESTINGHOUSE WHC944BA 90cm ceramic 5 burner cooktop
- OVEN Choice of one of the below:
  - WESTINGHOUSE WVE615S 60cm electric oven in S/S finish
  - WESTINGHOUSE WVE916SA electric oven in S/S finish
  - WESTINGHOUSE WFE912SB electric upright multifunction oven in S/S finish with 5 burner gas cooktop with wok burner
  - WESTINGHOUSE WFE914SB electric upright multifunction oven in S/S finish with 5 burner gas cooktop with wok burner

## OTHER SERVICES INCLUDED

- Quality assurance program with independent inspections carried out at critical stages of the build
- Preparation of a detailed contour survey
- Soil testing & structural engineers design
- Full working drawings for construction
- Standard development application, preparation & application fees
- Standard water connection fees & water board approvals
- Home Owners Warranty Insurance, Public Liability Insurance & Contract Works Insurance
- Professional builders house clean prior to handover
- 6-year structural warranty
- 12-month defect period