

General inclusions

M Class concrete slab designed and certified by a qualified engineer
6 year structural guarantee
3 months maintenance guarantee
Preparation and approval of architectural construction plans and specifications
Payment of local council building application fees and certification fees
Structural engineers details and site inspections
Preparation of contract documentation acceptable to lending and building authorities
Construction insurance (Home Owners Warranty)
Site contour survey and house peg out
BASIX assessment and certificate to State Government requirements
Payment of mandatory long service fee
Pest control certification
Water authority fees (regular / basic connections only)
Three (3) brick course step down to perimeter (one (1) brick course step down to Garage perimeter)
180 day fixed price tender

Exterior inclusions

Smartfilm termite management system
Extensive selection of bricks from PGH
Highest quality aluminum windows and sliding doors from Trend (Single storey designs) and Stegbar (Double storey designs)
Colorbond® metal fascia and slotted quad gutter with colorbond downpipes (upgrade to PVC painted downpipes required with a charged stormwater system)
Roof tile selection from Monier 'Elebana' Profile
Superior framework - External load bearing walls at 450mm centres
Engineered roof trusses at 22.5 or 24 degree roof pitch (Dependant on façade selection)
Engineered timber floor joists placed at a maximum of 450mm centres (applies to Double Storey designs only)
Security locks to all windows and sliding doors
Front and rear garden taps
R1.5 Insulation batts to external walls of living areas
R3.5 Insulation batts to living area ceilings (excluding Garage)
Tiled porch and balcony (where shown on design or as part of an optional facade)
Gainsborough Terrace key locks to all external hung doors
Timber entry door frame, clear glazed sidelight, and tiled threshold
Hume Doors front entry door (Door model will vary dependent on façade selection)
Hume Doors (XF3) glazed timber laundry door and tiled threshold

Car / Garage Accommodation inclusions

Single skin of brickwork with engaged brick piers to external walls (applies to single storey designs only)
Brick veneer plasterboard lined internal walls to garage (applies to double storey designs only)
CSI 'Classic Pro Series' Panelift door or Roll-A-Door, dependant on façade selected
Garage door recess incorporated in slab design to resist flooding in heavy rain

Interior inclusions

2400mm (minimum) ceiling height
Quality hard wearing washable paint to internal walls
Gloss painted finish to all internal woodwork
90mm cove cornice

Interior inclusions

Painted pineboard shelving to linen cupboards, wardrobes, and pantries
Gainsborough lever internal door furniture (from builders nominated range)
Pencil round 42 x 12mm architraves and skirting (paint finish)
Doorstops to all internal doors (where applicable)
Clipsal electrical switches and power outlets
High quality waterproofing to all wet areas

Kitchen inclusions

Radiant R175 Mk2 stainless steel double bowl sink (including basket waste)
Extensive range of door colour selections from Laminex, Formica, and Polytec
Choice of up to two colours to kitchen cabinetry
Flush panel overhead cabinets
Bulkheads to kitchen overhead cabinets
Quality metal drawer runners (where applicable)
Massive choice of quality kitchen door handles (from builders nominated range)
Tiles up to overhead cupboards for kitchen splashback
Polished chrome flickmixer tapware Alder 'Star 35' to kitchen sink
Provision for dishwasher including one (1) water point and single power point

Laundry inclusions

Clark 42 litre Utility stainless steel tub with permacoat steel cabinet
Quality Alder chrome wallset mixer tapware Alder 'Star 35' to freestanding tub
Ceramic tiled floor with 1 row of skirting tile, and 300mm high tiled splashback over tub
Chrome plated square floor waste
Hot and cold washing machine connection

Electrical and Appliances inclusions

Earth leakage safety switch in single phase meter box to electrical circuits with separate switch for fridge
Mains connected smoke detectors with battery backup to comply with AS3786
Power points and light points as per basic electrical layout provided
Rheem 325 litre electric boosted solar HWS including 2 collectors (as required for BASIX) or a Rheem 160 litre natural gas HWS. Includes a mandatory tempering valve
Quality European Omega stainless steel 600mm cooktop, rangehood & oven appliances

Bathroom inclusions

Quality Alder chrome mixer tapware (Star35) including "Moda" hand held bracket shower
Pivot door to hobless semi-frameless shower screen
Frameless - polished edge mirror above all vanities
Caroma Maxton 1525 bath to Bathroom
Caroma Venecia close coupled dual flush toilet suite (full vitreous china)
Quality vanities with melamine doors from Polytec, Laminex and Formica
One colour per vanity cabinet
Fully moulded European style vanity top from Manooga
Chrome plated square floor waste
Alder Star chrome single towel rail to bathroom and ensuite
Alder Star chrome toilet roll holder to all WC's
Alder Alto chrome soap holder to all showers and baths
Generous selection of quality ceramic tiles (including imported tiles)
2.0m high tiling to shower areas
1 row of skirting tiles and 1 row above vanities to bathroom and ensuite
Leak Guards to shower taps