

# Standard Inclusions

Effective - 1<sup>st</sup> March 2015 to 30<sup>th</sup> June 2015

## PRELIMINARIES:

Drafting of plans & preparation of specifications  
7 year Home Owners Warranty  
3 Month Building Maintenance Period  
Building Permit  
Engineer's Soil Report and Footing Design  
BAL Assessment  
6 Star Energy Rating Report  
Wind Classification Report  
Planning Property Report  
Local Council Property Report  
Colour & Specification Consultation

## EXTERIOR:

Concrete Pad Footings up to 600mm depth  
Engineered Galvanised sub floor frame  
Finished floor height of 600mm  
Renewable Plantation Pine structural timber frame  
7mm structural plywood bracing  
22mm Termite Treated flooring  
Colorbond® roofing and accessories  
90mm PVC downpipes painted to match wall colour  
Lightweight external cladding from standard range  
Powder coated aluminium single glazed windows with flyscreens  
Bathroom and Ensuite window single-glazed with cathedral glass  
Sliding door units with fly screens  
One external garden tap  
One Weatherproof double powerpoint  
BAL 12.5

## INTERIOR:

10mm plasterboard to walls and ceilings  
Villaboard to bathroom walls  
R 4.0 ceiling insulation batts  
R 2.0 wall insulation batts  
Heavy Duty roof sarking & wall wrap  
R 1.5 under floor insulation  
67mm skirting and architraves from standard range  
Flush Panel internal doors  
Smartrobe sliding door units to built-in robes  
Laminate Shelving and hanging rails to built-in robes  
Lane lever door furniture  
Cushion door stops to all doors opening on to walls  
Bathroom & Utility Room floor tiles  
Bathroom Wall tiles to 2000 in shower recess and 1000 to remainder of walls

## KITCHEN:

Stainless steel 60cm under bench electric oven from standard range  
Stainless steel 60cm gas cook top from standard range  
Stainless steel 60cm pull out range hood from standard range  
Laminate kitchen finishes to doors and benchtops  
Soft Close drawers  
1 ½ bowl Stainless steel sink  
Chrome finish water saver flickmixer tapware  
Tiled splash back  
1 x bank of pot drawers  
1 x nest of 4 drawers  
Overhead cabinets  
Fridge cabinet

## BATHROOM/UTILITY/LAUNDRY:

Laminate 2 door vanity units with mirror above  
Waterproofing to all tiled areas as per AS 3740-1994  
Floor tiles  
Bathroom Wall tiles to 2000 in shower recess and 1000 to remainder of walls  
Skirting Tiles and tiled splash back to Laundry & WC  
Polymarble shower base  
Semi frameless shower screens  
3-in-1 Heat/Light/Fan combination light fitting  
Water saving full ceramic toilet suite with soft close lid  
Chrome finish double towel rails and toilet paper holders  
Chrome finish tapware and accessories  
Stainless steel inset Laundry trough with Laminate cabinets

## ELECTRICAL:

Hard wired smoke detectors with battery backup  
Energy saving globes to all light fittings throughout home  
Gas Instantaneous hot water service

## PAINTING:

High quality paint finish to all external surfaces  
One colour throughout externally  
High quality paint finish to all internal surfaces  
One colour throughout internally

## UPGRADES AVAILABLE: (Not included as standard items)

Stone bench tops for Kitchen/Bathrooms  
Decking & Verandahs  
Alfresco roofs  
Carports  
Connections to services  
Splash back upgrades  
Dishwasher  
Full height wall tiling in wet areas  
Tiled shower bases  
Premium fixture upgrades  
Floor coverings  
Window coverings (Blinds)  
Light fixtures  
LED downlights  
External cladding upgrades  
Double glazing to windows  
Facade options  
Septic systems  
Air-Conditioning

## BUILDING SUSTAINABILITY UPGRADES AVAILABLE:

Increased wall insulation (up to R 6.0)  
Increased ceiling insulation  
Solar hot water services  
Water tanks  
LED lighting  
High quality low VOC paint finish to all surfaces  
Solar power systems  
Double glazed and/or thermally broken aluminium windows  
Grey water recycling system

## IMPORTANT INFORMATION:

The following items are not included in the standard price of our homes. These prices vary according to your home and location, and can be detailed in a personalised proposal.

Verandas & Decks  
Connection of services: Water, Sewer, Telephone, Stormwater, Power  
Town planning application fees  
Bushfire Management Statement  
Land Capability Assessment for onsite sewer treatment systems  
Balustrading to decks (required if decks are above 1.0m from ground level)  
Building site re-establishment surveys  
Driveways  
Site excavation if required  
Additional costs associated with over 300mm of fall over building footprint  
Energy Rating upgrades. Each home is rated individually, and some upgrades may be required to achieve the minimum 6 Star Energy Rating.  
BAL upgrades. A BAL 12.5 is assumed for all of our standard pricing. Further upgrades may be required to achieve the BAL Rating of your property.  
Delivery to site. We have included delivery of the modules to site in the standard pricing of up to 150km from our Stratford factory. Please note, every project needs to be assessed on its own merits, and in some instances within 150kms the delivery pricing may need to be reviewed, to take into account over-dimensional truck routes & local road laws.  
Crane hire. This is not required on most of our projects particularly when good access to the site is available. If site access requires a crane, details of pricing will be included in your proposal.