



Detailed Standard Inclusions List

VERSION UPDATED: 08 MARCH 2016



GENERAL:

- Active member of the MBA & HIA of Victoria
- 7 Year Structural Guarantee

DOCUMENTATION:

- Full Working Drawings for a Building Permit
- Full Specifications and Contract Documentation
- Soil Classification Report
- 6 Star Energy Report
- Engineering (footing & foundation design) Drawings and Computations
- Home Owners Warranty Insurance
- Building Permit

SERVICES:

- Based on 650ms2 block
- Power: Single Phase mains from pit to house (up to 10LM)
- Mains Water: Water Tapping (same side of street) and line in to house
- Stormwater: To legal point of discharge
- Sewer: To legal point
- Telstra: Lead in line from pit to house and pre-wire to home
- Mains Gas: Line from mains to house
- All connections are site specific (up to 10 metres)

SITE WORKS:

- As per site requirements (based on a 650m2 block of land with 300mm maximum fall, and 6.0 metre maximum setback to front of house)

TERMITE TREATMENT:

- Part 'A' Termite Treatment - collars to all slab penetrations.
- Part 'B' Termite Treatment - to perimeter of slab.

CONCRETE SLAB:

- Class 'M' Slab
- Concrete pump allowance (single application)
- SL 72 Top mesh
- 25 MPA Concrete

FRAME:

- Stabilized Pine wall and truss Frames
- Brick veneer construction with 2400mm ceiling height as specified per working drawings
- 90mm MGP stabilised timber wall framing, with studs at 450mm centres
- MGP stabilised pine roof trusses

INSULATION:

- R3.5 Batts to the Ceiling
- R2.0 Batts and reflective foil to all external walls of the home
- R2.0 Batts to internal wall dividing Home and Garage
NB: Insulation subject to final Energy Rating Report.

CORRUGATED IRON METAL ROOF, METAL FASCIA, SPOUTING & DOWNPIPES: NB: Subject to working Drawings.

- (Hamilton Series Only)
- Standard Colorbond Colours
- Colorbond Spout
- Colorbond Downpipes (or PVC if connecting to tank)

TILED ROOFING:

- Monier Roof Tiles (Elabana is Standard)
- Barramundi
- Babylon
- Woolemi
- Aniseed
- Sambuca
- Wild Rice

BRICKWORK:

- Boral Brick: Selection from our Category #1 Range.
- Brick on edge to all window and door sills.
- Natural Mortar joints with a rolled finish.
- Brick in-fills above all windows

WINDOWS:

- Powdercoated aluminium framed with black hardware in standard colour range.
- White; Primrose; Ultra Silver; White Birch; Black; Woodland Grey; Dune; Paperbark; Deep Ocean
- Aluminium framed flyscreens (and fly doors) with fibreglass mesh to all openings.
- Window locks to all opening sashes.

PLASTER & WOODWORK:

- 10mm Plasterboard Ceilings fixed to metal battens at 450mm centres.
- 10mm Plasterboard to walls.
- Villaboard to Ensuite & Bathroom.
- 55mm or 75mm standard cove cornice entire house. (NB: Alternative Profiles are an optional extra)
- CSR Gyprock Plaster Cornices

PAINTING:

- Choice of colours
- 3 coat system, Walls: Velvet Low Sheen (some lighter colours may require an additional coat at an extra cost) and Ceiling: Supercover Flat.
- 2 coat gloss enamel system to internal doors, door and window jambs, architraves and skirting.
- 2 coat, Sunfast low sheen to exterior timber and metal work.

DOORS:

- Doors (internal) - hinged:
2040mm (H) flush panel standard through-out the home
- Door, Entry - hinged:
2040mm (H) X 820mm (W) - Corinthian Urban Range (primed)

ARCHITRAVES & SKIRTING:

- 67mmx18mm:
Single Bevel, Bullnose, Lambs Tongue, and Colonial or Square Dressed.
- (NB: Standard is Single Bevel)

DOOR FURNITURE:

- Shelving, Robes – Bedrooms, Linen and Pantry:
1 single 445mm (W) melamine shelf @ 1650mm high with hanging rail.
- 4 fixed melamine shelves to Pantry & Linen Cupboards

TILING:

Floor:

- Supply and installation of tiling to: Laundry, Bathroom, Ensuite and Powder-room (if applicable)
- 100mm tile skirting to all wet areas

Walls:

- Supply and installation of tiling to: Laundry, Bathroom, Ensuite and Powder-room (if applicable).
- To shower enclosure x2 (2000mmH x 900mmW), 400mm (H) around Bath and to Laundry Splashback

ELECTRICAL:

- 2-way switch/s
- Standard Light Point (batten holder with globe only)
- Double Power points
- External Double Power points
- Isolator Switch to Oven
- TV Point/s
- Telephone Point
- Exhaust Fan/s
- Smoke Detectors
- External Meter box 680mmX470mmX280mm
- RCD's: x1

PLUMBING FIXTURES AND FITTINGS:

Bathroom:

- Toilet Suite..... Posh Solus Concorde
- Basins..... Porcher Heron
- Bath..... Base Acrylic
- Shower base..... Poly marble
- Tapware Posh Bristol

BATHROOM ACCESSORIES OPTIONAL EXTRA

- you supply, we'll install .

LAUNDRY:

- Stainless Steel Trough & Cabinet

JOINERY (KITCHEN, ENSUITE AND BATHROOM)

- Laminex Laminate Rolled Edge 'D' mould Tops - Natural Finish
- Laminex Laminate Doors - Natural Finish
- Cupboards to Kitchen as per standard working drawings
- Standard drawer runners
- Large selection of handles

APPLIANCES:

- Technika 600mm Oven
- Technika 4 Burner Cook Top
- Technika 600mm Canopy Range hood

KITCHEN

- Base MK11
- Base Sink Mixer
- Technika 600mm dishwasher (OPTIONAL EXTRA)

MIRROR/S:

- 4mm Polished Edge mirror/s, length of Vanity over tiled splashback 1 metre high

SHOWER SCREENS:

- Pivot shower screen with clear safety glass

HOT WATER SERVICE:

- Gas Boosted Solar Water Heater

HEATING:

- Mitsubishi Reverse Cycle Wall Mounted Air Conditioner

GARAGE VEHICLE DOOR: TOP GUN GARAGE DOORS

- Colorbond Roller Door as per plans
- Plaster lined ceiling and walls with 55mm Coved Cornice
- Colours: Standard Colorbond Colours

NB: All material, information, brands logos and models are correct at the time of printing and are subject to change without notice. Pictures are an indication only and are to be used as a representation of the product or brand and may change without notice.

OUR VALUED PARTNERS:

Capeview
building products



EARTHWOOL
the feel good insulation

Colorbond



BEAUMONT TILES
all the best

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MITSUBISHI ELECTRIC
Cooling and Heating Solutions



CORINTHIAN DOORS
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