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Lifestyle Inclusions
EDITION 101



Preliminary Works

- ✓ Survey, soil test and site inspections
- ✓ Home siting

External Works

- ✓ Building permit application fees
- ✓ Earthworks including leveling of building platform over home area for new house allotments up to 650m² and 300mm of fall
- ✓ Connections to power, gas, water, sewer and roof storm water (up to 6m house setback from front boundary)
- ✓ Site is cleared of builder's waste materials
- ✓ Two external garden taps
- ✓ Up to M+ class slab

Electrical

- ✓ Smoke detectors
- ✓ Internal double power outlets throughout
- ✓ 2x TV points
- ✓ Ceiling exhaust fans to all showers
- ✓ White open shade light fittings throughout
- ✓ 2x telephone points including trenching ready for network connection by the purchaser
- ✓ Gas central heating to all bedrooms and living areas (ducted via ceiling) excluding wet areas
- ✓ Electronic programmable thermostat to central heating unit

Internal and External Finishes

- ✓ Flush panel internal doors with polished chrome hinges
- ✓ 67x12mm single splayed profile skirting and architraves
- ✓ Ceiling height 2400mm (2550mm ground floor and first floor 2400mm for double storey homes)
- ✓ 75mm cove cornice throughout
- ✓ Painted semi gloss finish (matching wall colour) to internal woodwork and internal doors
- ✓ Industry standard two coat acrylic paint to all walls and ceilings – colours from builders range
- ✓ Chrome lever internal door handles
- ✓ Built in linen cupboard with 4 white melamine shelves
- ✓ WIR or built in robes with vinyl sliding doors and white melamine shelf with hanging rail to bedrooms (as applicable on plans)
- ✓ Ceramic floor tiles to kitchen, entry pad and wet areas- Colours from builder's range
- ✓ Carpet with underlay from builder's range to non tiled areas including aluminum edge strip – colours from builders range
- ✓ Fully carpeted stairs, with painted balustrade and stringers to match moldings (where applicable on plans)
- ✓ Aluminium framed sliding door with clear glazing to laundry, unless otherwise specified (where applicable on plans)
- ✓ Stainless steel round knob with keyed lock to front entry and external hinged doors

Kitchen

- ✓ Dishwasher provision including single power point and cold water point
- ✓ Microwave provision including single power point
- ✓ Stainless steel 1 3/4 bowl kitchen sink
- ✓ Chrome mixer tap to kitchen sink
- ✓ 600mm stainless steel gas cooktop
- ✓ 600mm stainless steel fan forced oven
- ✓ 600mm stainless steel retractable rangehood
- ✓ Fully laminated kitchen with square edge benchtop, cabinet doors and drawers with 1mm ABS edging. This includes overhead cabinet doors (as per plan)
- ✓ Satin chrome pull knob hardware to kitchen
- ✓ Ceramic tiled kitchen splashback- Tiles from builders range

Bathroom, Ensuite and Powder Room

- ✓ Chrome mixer taps to bathroom, ensuite and powder room (if applicable on plans)
- ✓ Chrome bath outlet with mixer tap
- ✓ Shower arm/rose in chrome with mixer tap
- ✓ White acrylic cistern dual flush toilet suites with china pan
- ✓ White acrylic bath tub
- ✓ White vitreous china basins to bathroom and ensuite
- ✓ Chrome single towel rails (600mm) and soap dish holders to bathrooms and ensuite, as well as chrome toilet roll holders
- ✓ Satin chrome pull knob hardware to bathroom cabinetry
- ✓ Full laminate vanity units with 1mm ABS edging to cabinet doors and drawers, with square edge laminate bench tops
- ✓ Polished edge frameless mirror over vanity unit
- ✓ Bright silver shower screen frames with clear safety glass
- ✓ White polymarble shower base

Laundry

- ✓ Chrome washing machine tap set
- ✓ Stainless steel laundry trough with white acrylic cabinet
- ✓ Chrome mixer tap to laundry sink
- ✓ Tiled splashback – colours from builders range

Bricks, Windows, Roof and Garage

- ✓ Colorbond sectional front garage door
- ✓ Clay bricks- Colours from builder's range
- ✓ Concrete roof tiles or Colorbond metal roof – colours from builder's range, standard roof pitch 22 degrees (façade specific)
- ✓ Powder coated aluminum window frames with clear glazing – colours from builder's range
- ✓ Colorbond valleys, fascia, guttering and down pipes – colours from builder's range
- ✓ Obscure glazing to separate toilet windows only, clear glazing to bathroom and ensuite windows

Warranties and Sustainability

- ✓ Statutory warranty is 6 years after building completion
- ✓ Three months maintenance warranty
- ✓ Manufacturers warranties
- ✓ 6 star energy rating
- ✓ Gas boosted solar powered hot water system*

