







### **Purpose**

This document has been designed to clearly set out your options when selecting and customising your design and choosing your internal and external inclusions.

### **Inclusions by Design**

Please note that the inclusions and features which are listed in this document are for our 50+ designs; please refer to the floor plan of your preferred design to determine which inclusions apply (for example, whether there is a kitchen etc).

#### Measurements

sqm square metre mm millimetre

### **Appliance Codes**

Where various appliances are listed, we have provided, not only a brand name, but also a model number to allow you to search for the product, so you know exactly what you're getting.

#### **Allowances**

An allowance is a set value provided to our customers enabling them to allocate these funds towards a specific item or feature. For example, you will see an allowance for tiling of \$50 per sqm for tiles.

In practice, this means you would visit a showroom or store to select the tile of your choice up to the value of \$50 sqm – if the total cost is above this allowance, we will adjust your end budget. Similarly, if the total cost is less than \$50 sqm, we will adjust the total end budget.

All allowances and prices include GST.

### **Symbols**

We believe our customers should have control over the styles and inclusions to be incorporated in their design, where it's possible. We have used three symbols to help you identify what choices you have in selecting specific items.



#### The Tick Symbol

When you see the tick symbol, it means the item listed is automatically included in your design. If there is more than one tick per category, you may choose between the inclusions which are listed at no additional price to the budget for the specified design.



#### The Plus Symbol

To give you further options, when you see the plus symbol, it means you can choose to upgrade to the premium item listed, at an additional price.



#### The Search Symbol

When you see the search symbol, it means you have the option to search for an alternative item yourself. We will do our best to incorporate your alternative item in your design, however, not all items can be incorporated because they may not suit the floorplan of your chosen design and/or comply with applicable Australian standards.



### **KITCHEN - KITCHENETTE**

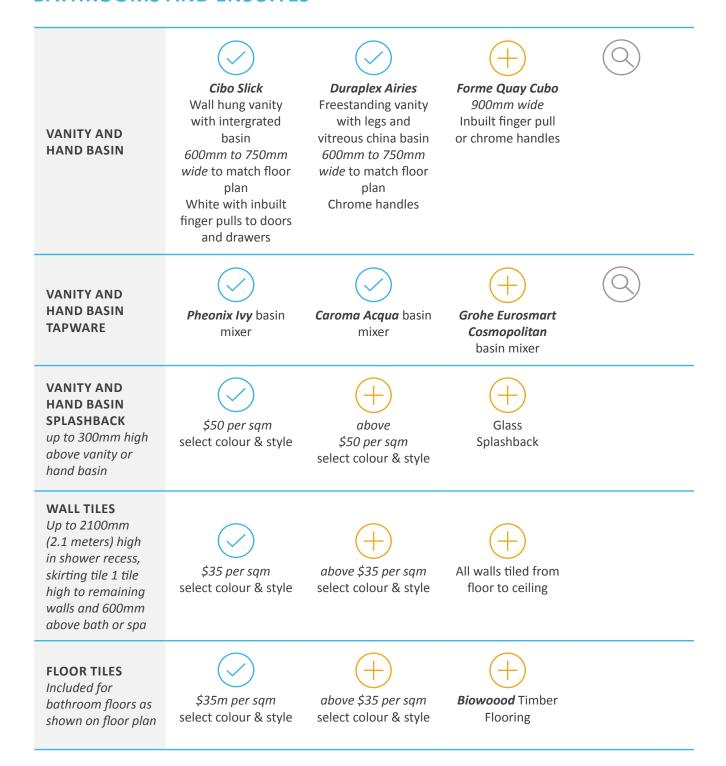
BENCHTOPS	Laminate standard colour range	Stone benchtops	Timber benchtops	9
OVEN	Omega 00652XR Stainless Steel Electric 600mm wide	Chef EOC617W White Electric 600mm wide	Miele H2260B Stainless Steel Electric 600mm wide	<u>Q</u>
COOKTOP/STOVE - ELECTRIC	Omega OC64KZ Black Ceramic Glass Electric 600mm wide with 4 heat zones	Westinghouse WH642WA White 600mm wide with 4 heat zones	Miele KM6322 Black Electric Induction 610mm wide with 4 cooking zones	9
COOKTOP/STOVE – GAS	Omega OG61XA Stainless steel 600mm wide with 4 burners	Westinghouse WH640WA White 600mm wide with 4 burners	Miele KM3621 Stainless steel 600mm wide with 4 burners	<u>Q</u>
DISHWASHER	Omega ODW717XB Stainless steel 600mm wide	Ariston LFB5M019XA White 600mm wide	Miele or Samsung	9

### **KITCHEN - KITCHENETTE CONTINUED**

KITCHEN CUPBOARDS AND DRAWS DOORS, DRAWER FACE, PANELS AND OPEN SHELVES	Laminate standard colour range	Vinyl or Timber	(3)	
KITCHEN CUPBOARDS AND DRAWS INTERNAL SHELVING	White <i>Laminate</i> shelves with premium drawer runners and door hinges			
CUPBOARD HANDLES	Stainless Steel Handles Designer Range	Timber Handles	<u>Q</u>	
SINKS	Clark Radiant Single bowl stainless steel with drainer	Clark Radiant Double bowl stainless steel with drainer	Franke Double bowl stainless Steel with drainer	(3)
TAPWARE	Phoenix Ivy sink mixer	Caroma Acqua sink mixer	Grohe Minta pull out sink mixer	(3)
SPLASHBACK	Tiled Splashback \$50 per sqm	Glass Splashback	Aluminum/ stainless steel Splashback	



### **BATHROOMS AND ENSUITES**



### **BATHROOMS AND ENSUITES CONTINUED**

SHOWER SCREEN	Fully Framed Glass Screen Select from <i>Regency</i> range	Fully Framed Glass Screen Select from <i>Dolphin</i> range	Fully accessible Shower Curtain	Frameless or Semi Frameless Glass Shower Screen
SHOWER TAPWARE	Pheonix Ivy wall mixer	Caroma Acqua wall mixer	Grohe Eurosmart Cosmopolitan wall mixer	Q
SHOWER HEAD	Pheonix Vivid Shower Rail Includes flexible hose and shower head outlet	Caroma Tasman II shower rail Includes flexible hose and shower head outlet	Grohe Euphoria Cosmopolitan shower head	
FLOOR DRAIN	square or round shape grate in chrome finish	square or round shape grate in plastic finish	Rectangular channel grate in chrome finish	Q
ВАТН	Decina Carina 1675mm long built in acrylic construction with white finish	Caroma Sterling 1675mm long built in steel construction with white enamel finish	Forme Oval Slim 1650mm long free standing double skinned acrylic construction with white finish	

### **BATHROOMS AND ENSUITES CONTINUED**

VANITY AND HAND BASIN MIRROR	900mm high mirror to match the width of your vanity/ hand basin with the option of a polished edge	900mm high mirror to match the width of your vanity/ hand basin with the option of a beveled edge	Duraplex frameless mirrored wall cabinet 600mm to 900mm wide	<u>Q</u>
BATHROOM ACCESSORIES TOILET ROLL HOLDER,TOWEL RAILS, SOAP DISH	Pheonix Ivy range	Caroma Cosmo range		
TOILET	Stylus Dorado White Finish Soft Close Seat	Caroma Regal II White Finish Soft Close Seat	Duravit Durastyle White Finish Soft Close Seat	<b>Q</b>
SEPARATE TOILET CEILING EXHAUST FAN	$\bigcirc$	<i>IXL Eco Ventflo</i> ceiling	exhaust fan included to t	oilets

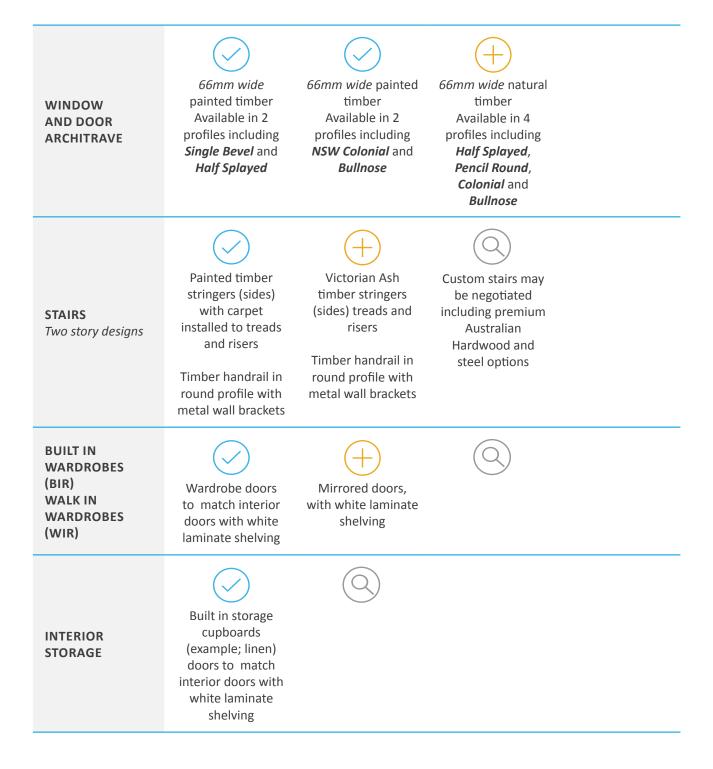
#### **LAUNDRY**



### **INTERIOR BUILDING FEATURES**

WALL AND CEILING LININGS	10mm thick plasterboard wall and ceiling linings with the inclusion of cement sheet wall linings to bathrooms and ensuites	Some designs may include <i>Colorbond</i> ceilings when using an insulated roof panel  *subject to floorplan		
CEILING HEIGHT	2400mm from finished floor level to ceiling level	Raked ceiling as per individual design  *subject to floorplan	Customer can increase the ceiling height up to 3900mm	
CORNICE	55mm <b>Cove</b> cornice	75mm <b>Cove</b> cornice	Square set ceilings or alternative cornice profiles available	<u>Q</u>
SKIRTING	66mm high painted timber Available in 2 profiles including Single Bevel and Half Splayed	66mm high painted timber Available in 2 profiles including NSW Colonial and Bullnose	66mm high natural timber Available in 4 profiles including Half Splayed, Pencil Round, Colonial and Bullnose	

### INTERIOR BUILDING FEATURES CONTINUED



### **INTERIOR DOORS**

DOORS (Includes sliding doors)	Corinthian or Hume flush door range 2040mm high	Corinthian or Hume panel door range 2040mm high	Corinthian or Hume Premium door range Optional upgrade	
DOOR FRAMES	Painted timber door frames  Premium Dulux colour options	Painted timber door frames Berger colour options	Natural timber door frames	
DOOR HANDLES	Gainsborough range	Lockwood range	9	
DOOR STOPS	Gainsborough Contemporary range	Traditional design Chrome finish	Cushion Door Stops	Q

### LIGHTING AND ELECTRICAL INCLUSIONS

### INTERIOR LIGHTING

Included to all rooms other than bathrooms



**SAL** LED downlights in white or chrome finish



Clipsal LED downlights in white or chrome finish



Customer choice of light fitting \$50 allowance per light if you would like an option other than downlights

### EXTERIOR SENSOR LIGHT

**SAL** LED downlights in white or chrome finish



Clipsal LED downlights in white or chrome finish



Customer choice of exterior sensor light \$100 allowance per light if you would like an option other than downlights

### BATHROOM AND ENSUITE

L Eco Sens

IXL Eco Sensation Includes heat lamps, exhaust fan and light



HPM Bathroom
Includes heat
lampss, exhaust fan
and light



IXL Neo
Includes heat lamp,
exhaust fan and
light functions

### INTERIOR POWER POINTS

**Clipsal** or **HPM** power points 2 x double power points installed in bedrooms and studies

1 x double power point per room and additional power point per refrigerator, dishwasher and washing machine



Additional power points at \$126 each available on request

### LIGHTING AND ELECTRICAL INCLUSIONS CONTINUED

TELEVISION AERIAL	1 television point plus aerial per design (For designs above 40 sqm)	Additional television points at \$126 each available on request
TELEPHONE	Telephone connection to new building with 1 point per design (For designs above 40 sqm)  Telephone connection and 1 point \$485 (for designs below 40 sqm)	Additional phone points at \$132each available on request
POWER CONNECTION	Connect power supply underground from new building to existing meter board	Greater than 15 meters between new and existing building an additional \$65 per meter applies
CIRCUIT BREAKERS	Hager circuit breakers for the new building installed to Australian standards	
SMOKE ALARMS	Clipsal FIRE TEK installed and hardwired to Australian standards and to comply with the Building Code of Australia	

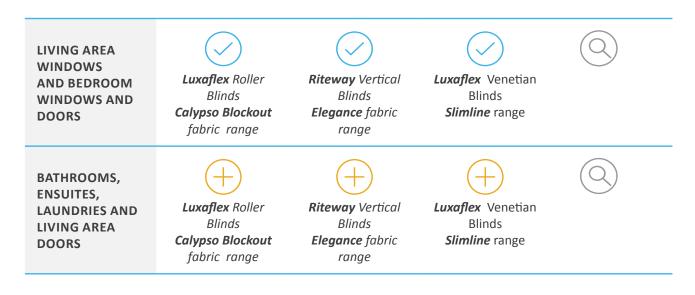
### **HEATING AND COOLING**

REVERSE CYCLE AIR CONDITIONING	Daikin or Panasonic split system air conditioning Includes 1 interior outlet with remote control operation	Daikin or Panasonic ducted reverse cycle air conditioning Includes multiple ceiling outlets to all or most room of the interior layout	
EVAPORATIVE COOLING	Brivis	Breezair	
WALL PANEL HEATERS	Nobo electric wall panel heaters	Siebel Eltron electric wall panel heaters	
IN SLAB OR RADIATOR HEATING	Inslab or Raditor Hydronic Heating Premium Daikin electric heat pump	Inslab or Raditor Hydronic Heating Premium Bosch gas boiler	

### **FLOOR COVERINGS**

#### **LIVING AREAS** Living, dining, Engineered Timber, Floor Tiles Polished Concrete kitchen, halls and Laminate or \$35m per sqm Slab open plan areas Bamboo \$55m per sqm **BEDROOMS STUDY ROOMS** Engineered Timber, Polished Concrete Carpet **AND OFFICES** Laminate or Slab \$45m per sqm Bamboo KITCHENS, Tiled BATHROOMS, See above **LAUNDRY** document sections for specifics

### **CURTAINS AND BLINDS**



### **ROOF DESIGN AND MATERIALS**

ROOF FRAME	Treated pine	Steel	Insulated roof panel	
ROOF COVERINGS	Colorbond customer choice of colours	Monier range roof tiles	Terracotta roof tiles, and insulated roof panel	
ROOF PROFILE	Skillion or flat	Gable	Hip	
GUTTER AND FASCIA	Colorbond quad profile gutter and fascia	Colorbond gutter and timber fascia	(3)	
DOWNPIPES	Painted PVC	Colorbond	9	
SKYLIGHTS AND ROOF WINDOWS	+			

### **EXTERIOR WALLS**

BRICK	Island Block and Paving Bricks For the Future – Premium range	Austral - Everyday Life range	Boral range	Painted rendered brick
PAINTED WEATHERBOARD CLADDING	Scyon range	Weathertex range	Biowood	
TIMBER WEATHERBOARD	Premium Australian hardwood range	Western red cedar range		
COLORBOND	Choice of colour and profile from <i>Colorbond</i> range			
TIMBER PANELS	Shadowclad range	Weathertex range		
CEMENT SHEET	Scyon range	HardieFlex Range		
ALUMINUM PANELS	Alucabond Range			

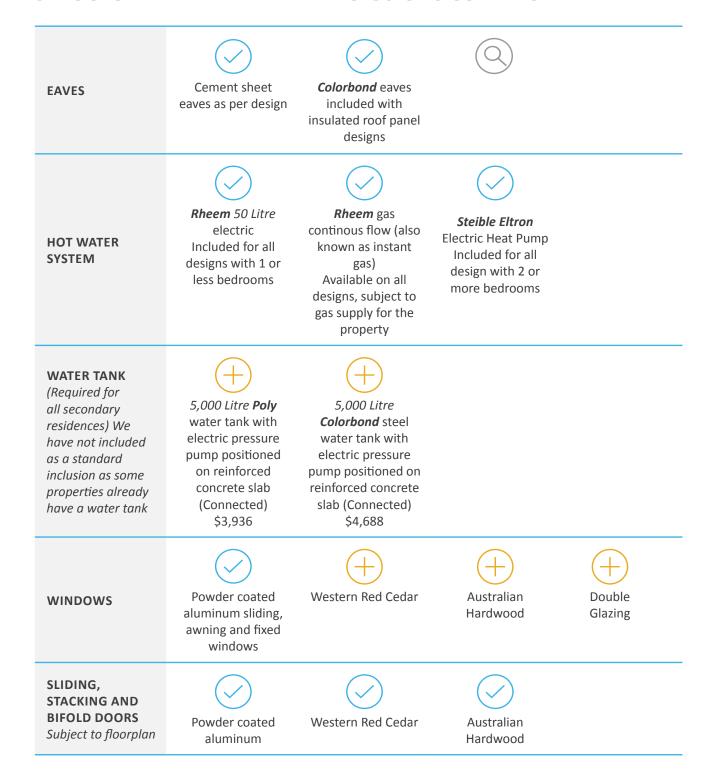
### **PAINTS**

INTERIOR WALLS INTERIOR CEILINGS AND CORNICE	Taubmans premium paint colour range	Dulux premium paint colour range		
INTERIOR DOORS, SKIRTING AND ARCHITRAVE	Taubmans premium gloss or semi gloss paint colour range	Dulux premium gloss or semi gloss paint colour range	Intergrain applied if natural timber doors, skirting and architrave are chosen	
ENTRY AND EXTERIOR DOORS	Taubmans premium exterior paint colour range	Dulux premium exterior paint colour range	Intergrain applied if natural timber entry and exterior doors are chosen	
EVES	Taubmans premium exterior paint colour range	Dulux premium exterior paint colour range	Intergrain applied if natural timber entry and exterior doors are chosen	
ALFRESCO, CARPORT AND ENTRY CEILING	Taubmans premium exterior paint colour range	Dulux premium exterior paint colour range	Intergrain applied if natural timber entry and exterior doors are chosen	
EXTERIOR WALLS These options apply to materials that can be painted (Timber Panels and Cement Sheeting)	Taubmans premium exterior paint colour range	Dulux premium exterior paint colour range	Intergrain applied if natural timber entry and exterior doors are chosen	

### STRUCTURAL AND EXTERNAL INCLUSIONS

FLOOR	Concrete Slab	Timber Frame and Base	Steel Frame and Timber Base	
INTERNAL AND EXTERNAL WALL FRAMES	Treated Timber	Steel		
ROOF FRAMES	Treated Timber	Steel		
UNDER ROOF AND WALL LINING	increased resistance	all and roof sarking/linir to moisture and dust er eat loss and heat gain in	ntering the building as	
TERMITE PROTECTION	Granite Guard physical barrier with termicollars included for all concrete slab structures	Flickguard physical and chemical barrier with termicollars included for all concrete slab structures	Galvanised steel ant capping provided for timber and steel options	
EXTERIOR GARDEN TAP	1 exterior garden tap included on all designs over 40 sqm	Additional taps can be included for \$128 per tap		

#### STRUCTURAL AND EXTERNAL INCLUSIONS CONTINUED



### STRUCTURAL AND EXTERNAL INCLUSIONS CONTINUED

ENTRY DOOR	Corinthian or Hume entry door range	Powder Coated Aluminum	
ENTRY DOOR HARDWARE	Gainsborough or Lockwood range	Powder Coated Aluminum door range	
EXTERIOR DOORS (BACK EXTERIOR DOORS AND LAUNDRY EXTERIOR DOORS)	Corinthian or Hume flush door range	Powder Coated Aluminum	
WINDOW AND DOOR SCREENS	Fly screens provided to all opening windows and sliding doors	Security Screens and Doors	
GARAGE DOORS	B&D Panel lift door Automatic door with remote control operation	B&D Roll-a-door Automatic door with remote control operation	B&D Roll-a-door  Manual door with  key lock

### **OUTDOOR ADDITIONS**

### ALFRESCO AND ENTRY

Included matching the roof area for designs that have an entry or alfresco covered roof on the floor plan



Roof Coverings, Roof Frame and Posts \*subject to floorplan

### ALFRESCO AND ENTRY DECKS

Included matching the roof area for designs that have an entry or alfresco covered roof on the floor plan



Concrete Patio Limestone, Terracotta or Slate Grey colours



Floor Tiles



**Timber Deck** 



#### **CARPORTS**

Included matching the roof area for designs that have an entry or alfresco covered roof on the floor plan



Pergola Roof Coverings, Roof Frame and Posts \*subject to floorplan



Shade Sail Fabric, Stainless Steel Fittings and Posts \*subject to floorplan

#### **DRIVEWAYS**

Concrete Driveway Limestone, Terracotta or Slate Grey colours

### **PLUMBING AND DRAINAGE**

WATER CONNECTION	Water connection to new building
SEWER CONNECTION	Sewer connection to new building
STORM WATER CONNECTION	Storm water connection to new building including drainage inspections by local authorities and updated drainage plans

### **SITE PREPARATION**

EXCAVATION AND EARTHWORK	Site excavation included subject to site inspection.		
SITE FENCING TO MEET HEALTH AND SAFETY REGULATIONS	Site safety fencing <i>up to 50m</i> in length		
SURVEYOR SETOUT	Registered surveyor will survey the block and place building to suit the approved plans		
WASTE MANAGEMENT	Regular cleaning to meet and exceed environmental protection agency regulations  Skip waste bins or manual removal of waste by truck and trailer to ensure the safety and amenity of the existing residence		

### **PLANNING AND APPROVALS**

HIA FIXED PRICE AGREEMENT	This agreement means the price written is the total price that you pay. Only client initiated changes/variations result in price adjustments, with the average total variations per project is 3% of the total price		
GOVERNMENT FEES AND CHARGES	Manage and pay all government fees and charges for development and building approval to allow a certificate of occupancy to be issued by government agencies		
DEVELOPMENT APPROVALS	Develop and manage plans and documents for development approval application to achieve notice of decision for the project		
BUILDING APPROVALS	Develop and manage plans and documents for building approval and appointment of a building certifier  Construction Commencement certificate  Application for Certificate of Occupancy (Certificate of Occupancy is issued by government agencies after all relevant certificates and forms have been managed by the builder)		
PUBLIC LIABILITY INSURANCE	Public Liability and Construction Insurance certificate		
HOME OWNERS WARRANTY INSURANCE	Home Owners Warranty Insurance certificate		

### **GENERAL AND GUARANTEES**

STANDARDS AND BUILDING CODES	Project completed to meet or exceed relevant  Australian standards and building codes		
STRUCTURAL WARRANTY	7 Year structural warranty		
STRUCTURAL ENGINEER	Structural engineer detail drawings and site soil classification certificate		
NON STRUCTURAL GUARANTEE	2 years		
MAINTENANCE PERIOD	120 days		
ENERGY EFFICIENT BUILDING AND DESIGN	Designs that require and energy efficiency rating will be designed and built to a minimum 6 star energy rating.  EER Certificate to be provided.  Designs that do not require and energy efficiency standard can obtain an EER report for \$350.		



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