

GENERAL INCLUSIONS

- 7 YEAR STRUCTURAL GUARANTEE & 3 MONTHS MAINTENANCE PERIOD AFTER HANDOVER
- SOIL REPORT , FEATURE SURVEY , RE-ESTABLISHMENT OF SITE IF REQUIRED
- VMIA BUILDING INSURANCE
- PUBLIC LIABILITY ,HOMEOWNER WARRANTY INSURANCE & CONSTRUCTION RISK INSURANCE
- BUILDING PERMIT FEES , ENERGY REPORT , ENGINEERING
- FULL SET OF DRAWINGS
- 7 STAR ENERGY ASSESSMENT
- BUSH FIRE 12.5 REQUIREMENTS INCLUDED
- DEVELOPER REQUIREMENTS & APPROVAL

SLAB FOUNDATION

- FIXED SITE COSTS (NO EXTRA HIDDEN SITE COSTS)
- BORED PIERS 450MM WIDE AND DEPTH DEPENDS ON ENGINEERING DESIGN
- 400MM THICK CONCRETE SLAB
- 25 MPA CONCRETE
- BOOM PUMP
- ENGINEER DESIGNED WAFFLE POD SLAB
- SEWER & STORMY CONNECTION
- SINGLE PHASE POWER
- WATER MAINS & GAS CONNECTION IF AVAILABLE

FRAME & TRUSS

- PREFAB TIMBER WALL FRAMES TO AUSTRALIAN STANDARDS
- ENGINEER DESIGNED ROOF TRUSSES
- ENERGY COMPLIANCE
- 7 STAR ENERGY RATING
- R6 INSULATION TO ALL INTERNAL CEILINGS EXCEPT GARAGE
- R 2.5 HD INSULATION TO ALL EXTERNAL WALLS
- SISALATION TO ALL EXTERNAL WALLS
- RINNAI CONTINUOUS FLOW HOT WATER OR HEAT PUMP

EXTERNAL

- CATEGORY 6 BRICKS
- COLORBOND STEEL ROOF WITH SARKING
- COLORBOND GUTTER, FASCIA & DOWNPIPES
- CHOICE OF PREMIUM FACADES
- BRICK INFILL ABOVE ALL WINDOWS & DOORS
- DOUBLE GLAZE WINDOWS & DOORS
- 2400 MM GARAGE DOOR (CENTURION SECTIONAL PANEL LIFT DOOR WITH 3 REMOTES)
- 2X GARDEN TAPS
- BUILDER RANGE LETTER BOX & CLOTHESLINE
- EXPOSED AGGREGATE DRIVEWAY

INTERNALS

- 2700 MM CEILING HEIGHT
- ENTRY DOOR 2340MM X 1020MM ENTRY DOOR (CHOICE OF 6 DOORS)
- 2340 MM HIGH DECO DESIGNER INTERNAL DOORS (CHOICE OF 14 DOORS)
- SQUARE SET TO OPEN LIVING AREAS,75 CORNICE TO ROOMS & GARAGE
- 110MM X 18MM SKIRTINGS ,67MM X 18MM ARCHITRAVES
- 3 COAT PAINT SYSTEM
- SAMSUNG DUCTED HEATING & REFRIGERATED COOLING WITH 4 ZONES & AIRPAD TOUCH ON WALL
- SMART LOCK TO ENTRY DOOR,KEYED LOCK TO ALL ROOMS , PRIVACY TO BATHROOMS & TOILETS

KITCHEN

- 60 MM STONE THROUGHOUT THE HOUSE
- BENCH TOP WITH BOTH SIDE WATERFALL EDGES
- SOFT CLOSE DOORS & DRAWERS
- 4 CUTLERY DRAWERS
- 3 SET OF POT DRAWERS
- DOUBLE BOWL UNDERMOUNT KITCHEN SINK
- MOSAIC TILES/PREMIUM TILES FOR KITCHEN SPLASHBACK
- FRIDGE OVER CABINET WITH CAPPED WATER POINT
- 4 MELAMINE SHELVES IN PANTRY

APPLIANCES

- 900 MM BOSCH COOKTOP
- 900MM WIDE SCHWEIGEN UNDERMOUNT RANGEHOOD
- 900 MM BOSCH OVEN
- 600 MM BOSCH DISHWASHER
- ALL BLACK CONCEPT BN HOMES INCLUDES
- BLACK BOSCH APPLIANCES
- BLACK TAPWARE, DOOR HANDLES , SHOWERSCREENS , MIRROR SLIDING DOORS , DUAL SHOWERS , MIXERS , TOWEL RAILS , TOILET ROLLS

ENSUITE & BATHROOM

- 60MM STONE BENCH
- CHOICE OF BLACK WALL MIXERS OR PREMIUM TAPWARE
- SOFT CLOSE CABINETARY WITH 2 DRAWERS
- TILED BASE SHOWER
- 600MM X 600MM PORCELAIN TILES
- FLOOR TO CEILING TILES IN ENSUITE & BATHROOM
- SOAP NICHES
- ABOVE OR UNDERMOUNT BASINS
- BACK TO WALL FREESTANDING PREMIUM RANGE BATHTUB
- FULL WIDTH MIRRORS OR CHOICE OF LED MIRRORS
- SEMI FRAMELESS SHOWERSCREENS

LAUNDRY

- FULL WIDTH SOFT CLOSE CABINETS WITH 60MM STONE BENCH
- BLACK SINK MIXER
- OVERHEAD FULL WIDTH CABINETS
- BROOM CUPBOARD
- TILE SPLASH BACK
- 600MM X 600MM PORCELAIN TILES

FLOOR COVERINGS

- CHOICE OF PREMIUM LAMINATE FLOORS OR 600MM X600MM PORCELAIN TILES TO MAIN AREAS
- CHOICE OF PREMIUM CARPET WITH 10MM UNDERLAY OR PREMIUM LAMINATE FLOORS
- 600MM X 600MM PORCELAIN TILES TO WET AREAS

- WATERPROOFING TO ALL WET AREAS ACCORDING TO AS 3740

PAINTING

- 3 COAT HAYMES/DULUX PAINT SYSTEM
- GLOSS FINISH TO INTERNAL DOORS, ARCHITRAVES & SKIRTINGS
- ENTRY DOOR STAIN OR PAINT FINISH

ELECTRICAL INCLUSIONS

- UP TO 55 LED DOWNLIGHTS & 25 DOUBLE POWERPOINT THROUGHOUT THE HOUSE INCLUDING GARAGE , PORCH , ALFRESCO , FRONT FACADE EAVES
- ECLIPSAL ICONIC SERIES SWITCHES & POWERPOINTS
- LIGHT TASTICS TO BATHROOM & ENSUITE
- EXHAUST FANS WITH DRAFT STOPPERS ABOVE ALL TOILETS
- 3 OUTSIDE TWIN FLOOD LED LIGHTS
- ALLOWANCE FOR INSTALLATION OF CLIENT SUPPLIED PILLAR & KITCHEN PENDANT LIGHTS
- UP TO 3 LED MIRRORS FOR BATHROOM & ENSUITE

HEATING & COOLING

- SAMSUNG DUCTED HEATING & REFRIGERATED COOLING WITH 4 ZONES & AIRPAD TOUCH ON WALL ,WORKS ON MOBILE PHONE AS WELL

SAFETY FEATURES

- SECURITY SYSTEM , CAMERAS & DOORBELL
- 6 CAMERAS , INTERCOM DOORBELL,3 POINT SECURITY SYSTEM , GARAGE REMOTE ,ALL WORKS ON PHONE THROUGH APP