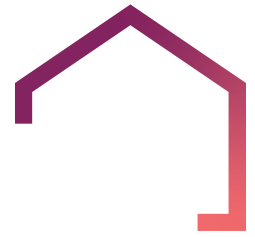


# Designer Range Inclusions



## Preliminaries

- Upfront sales tender prior to deposit
- Plans, specifications & building permit
- Soil test & engineered footing design
- 3 month free maintenance & service
- Energy report
- Personal colour consultation

## Foundations

- Engineer designed concrete waffle slab up to a standard 'Class H1' soil classification to a maximum 300mm fall & no existing fill
- Excludes removal of rock & excess soil
- Slab costs may be adjusted if founding conditions differ (site specific)

## Site Costs & Connections

- Site cost & connections based on land size up to 600m<sup>2</sup> block & maximum setback of 6m, up to 10lm service run-ins (excluding additional works outside boundary)
- Stormwater connection and sewer connection (up to 1.8m deep) within the building allotment
- Underground power connection
- Excludes electricity & telephone account opening fees
- Up to BAL 12.5 bushfire rating requirements (site specific)

## Framing

- Prefabricated timber framing & roof trusses
- Up to N2 wind speed rating

## Brickwork

- Selection of Selkirk or PGH bricks
- Brick infills above all doors & windows (including garage)

## Facade Features

- Choice of standard Designer Range facades

## Roof Plumbing

- Colorbond roofing
- Colorbond fascia, quad gutters & rectangular downpipes

## Insulation

- Ceiling insulation up to R 4.2 blow in cellulose fibre (to residence only)
- External wall insulation up to R 2.0 wall batts to dwelling

## Floor Coverings

- Selection of Designer Range floor tiles
- Selection of Designer Range vinyl plank flooring
- Selection of Designer Range carpets
- Designer Range underlay

## Internal Features

- 2400mm ceiling heights throughout
- 55mm cove cornice
- Choice of 75mm Designer Range feature cornice to Entry, Hallway, Bed 1, Meals & Living spaces\*
- Choice of 67mm Designer Range skirting & architraves (Note: skirting tiles to wet areas)

## Doors

- Entrance: 2040mm high x 820mm wide\*, choice of painted Designer Range clear or glazed, up to BAL 12.5 rated doors
- External: 2040mm high x 820mm wide external grade rear door\*
- Internal: 2040mm high x 820mm wide (or 720mm wide\*), choice of Designer Range doors\*

## Door Furniture

- Front entrance door: Lockwood knob & deadlock (keyed alike)
- Internal Doors: choice of Lockwood Velocity range
- Chrome hinges, latches & striker plates throughout

## Windows

- Flyscreens to all openable windows
- Aluminum awning windows to facade - single glazed
- Aluminum sliding windows to remainder - single glazed\*
- Obscure glass to wet areas
- Key Locks to all openable windows (keyed alike)

## Internal Blinds

- Blockout Holland Blinds to windows & sliding doors\* (does not include windows in showers)

## Painting

- 3 coat paint system to all internal walls, doors, skirting & architraves
- Acrylic paint finish to exterior timber, metalwork & cladding, semi gloss finish to entrance door

## Heating & Cooling

- Braemar gas ducted heating
  - Braemar evaporative cooling (outlets to First Floor only in two storey homes)
  - Hard wired thermostat (Note: total number of points and unit size product specific)
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## Hot Water Service

- Gas boosted solar system with 1 x solar panel
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## Kitchen

- Choice of Designer Range laminate benchtops
  - Joiner built, soft-close cabinetry
  - Choice of Designer Range splashback tiles
  - Choice of Designer Range 1 ¾ bowl stainless steel sink
  - Choice of Designer Range flick mixers
  - Overhead cupboards including to fridge space
  - Dishwasher space & connections
  - Double bin drawer
  - Cold water point to fridge space
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## Appliances

- Stainless steel Westinghouse 900mm freestanding cooker
  - Stainless steel Westinghouse 900mm retractable rangehood
  - Stainless steel Westinghouse 600mm freestanding dishwasher
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## Bathroom

- Joiner built vanity with soft-close cabinetry (size product specific)
  - Choice of Designer Range wall tiles
  - Choice of Designer Range laminate benchtop
  - Choice of Designer Range semi inset basins
  - Choice of Designer Range basin mixer
  - Choice of Designer Range towel rail
  - Tiled shower base
  - Choice of Designer Range shower mixer & shower head
  - Full size white hob bath
  - Choice of Designer Range bath mixer & spout
  - 2 (no) Globe heat / light / fan unit
  - Polished edge mirror (width of vanity)
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## En suite

- Joiner built vanity with soft-close cabinetry (size product specific)
  - Choice of Designer Range wall tiles
  - Choice of Designer Range laminate benchtop
  - Choice of Designer Range semi inset basins
  - Choice of Designer Range basin mixer
  - Choice of Designer Range towel rail
  - Tiled shower base
  - Choice of Designer Range shower mixers & shower head
  - 2 (no) Globe heat / light / fan unit
  - Polished edge mirror (width of vanity)
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## WC

- Close coupled porcelain toilet suite
  - Choice of Designer Range chrome toilet roll holder
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## Laundry

- Choice of Designer Range laminate benchtops
  - Choice of Designer Range splashback tiles
  - Joiner built, soft-close base cabinets
  - 45 ltr Drop-in trough
  - Choice of Designer Range flick mixers
  - Designer Range chrome washing machine stops
  - Clothes hamper drawer\*
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## Robes, Linen & Pantry

- Sliding robe doors to match internal door selected
  - 1 x White melamine top shelf with hanging rail & nest of 4 x white melamine shelves to robes
  - 4 x White melamine shelves to pantry & linen
  - 1 x White melamine top shelf to broom cupboard\*
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## Electrical

- Feature lights to Bed 1, Meals & Living spaces\*
  - Up to 3 x pendant lights to kitchen\*
  - NBN pre-wire including 3 x data points, patch panel cabinet and conduit with draw string for easy connection
  - TV antenna (Note: additional costs for booster may apply for more than 4 x points & or site location)
  - TV coax points to all Living Areas & Master Bedroom
  - Choice of Designer Range up/down external light fittings to front facade\*
  - External bunker light to external door\*
  - Double power points as per electrical plan\*
  - White slimline range cover plates & switches
  - LED downlights to Hallways, Secondary Bedrooms, WC, Laundry, Pantry, Porch & Alfresco\*
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## Staircase\*

- Carpet covered MDF risers & treads
  - Painted pine stringers
  - Painted pine balustrade & handrail
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## External Balustrade\*

- Stainless steel posts & glass inserts
  - External tiles to floor unless noted otherwise
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## Garage

- Panel lift garage door including remote control 2 x remote handsets & 1 x wall control
  - Single roller door for rear access\*
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## External Features

- Up to 48m<sup>2</sup> plain concrete paving to Driveway, Crossover & Portico, up to 5m<sup>2</sup> to outside Laundry. Additional paving to Alfresco\*
  - Brick letterbox with concrete topper & street numbers attached
  - Folding wall mounted clothes line
  - 2 x External brass cold water taps
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