



Standard Inclusions

Preliminaries

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

Foundations

- + Engineer designed concrete waffle pod slab up to a standard 'Class M' 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 600m² block & maximum setback of 5m, 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
- + Excludes electricity & telephone account opening fees

Framing

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

Brickwork

- + Selkirk Bricks
- + Brick infills above all doors & windows to front facade only (excluding garage)*

Facade Features

- + Selection of Standard Facades*

Roof

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

Insulation

- + Ceiling insulation up to R 3.5 blow in cellulose fibre (to residence only)
- + External wall insulation up to R 2.0 wall batts to dwelling

Internal Features

- + 2400mm ceiling heights throughout
- + 55mm cove cornice
- + 67mm half splayed skirting & architraves (Note: Skirting tiles to wet areas)

Flooring

- + Smart Build range 450 x 450mm porcelain floor tiles
- + Smart Build range carpet

Windows

- + Feature aluminum awning windows to front facade*
- + Aluminum sliding windows to side & rear elevations* - single glazed*

Doors

- + Entrance: 2040mm high x 820mm wide* Hume XN5 glazed door
- + External: 2040mm high x 820mm wide external grade rear doors*
- + Internal: 2040mm high x 820mm wide (or 720mm wide*) Hume flush panel doors*

Door Furniture

- + Front entrance door: Lockwood knob
- + Internal doors: Lockwood Spire-Satin Chrome
- + Chrome hinges, latches & striker plates throughout

Painting

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

Robes, Linen & Pantry

- + Flush panel doors
 - + 1 x White melamine top shelf with hanging rail to robes
 - + 1 x White melamine top shelf to broom cupboard*
 - + 4 x White melamine shelves to pantry & linen
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WC

- + Toilet suite
 - + Smart Build range toilet roll holder
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Bathroom

- + Joinery built vanity (size product specific)
 - + Smart Build range wall tiles
 - + Laminate benchtop
 - + Smart Build range basin
 - + Smart Build range basin mixer
 - + Smart Build range single towel rail
 - + White polymarble shower base
 - + Smart Build range shower mixer & shower head
 - + Smart Build range 1675mm white bath
 - + Smart Build range bath mixer & spout
 - + Polished edge mirror (width of vanity)
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Ensuite

- + Joinery built vanity (size product specific)
 - + Smart Build range wall tiles
 - + Laminate benchtop
 - + Smart Build range basin
 - + Smart Build range basin mixer
 - + Smart Build range single towel rail
 - + White polymarble shower base
 - + Smart Build range shower mixer & shower head
 - + Polished edge mirror (width of vanity)
 - + Toilet Suite
 - + Smart Build range toilet roll holder
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Laundry

- + 45l Stainless steel trough and cabinet
 - + Smart Build range splashback tiles
 - + Smart Build range flick mixer
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Kitchen

- + Laminate benchtops
 - + Soft closers to kitchen drawers
 - + Smart Build range splashback tiles
 - + Smart Build range 1 & 3/4 bowl stainless steel sink
 - + Smart Build range flick mixer
 - + Overhead cupboards excluding to fridge space
 - + Dishwasher space & connections
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Appliances

- + Smart Build range 600mm underbench oven
 - + Smart Build range 600mm gas cooktop
 - + Smart Build range 600mm retractable rangehood
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Heating

- + Braemar gas ducted heating
 - + Hard wired thermostat (Note: total number of points & unit size product specific)
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Electrical

- + Standard batten light points with energy efficient globes
 - + NBN pre-wire including 1 x data point, patch panel cabinet & conduit with draw sting for easy connection
 - + TV coax points to living areas
 - + Clipsal white classic range cover plates & switches
 - + 1 x External bunker light
 - + Double power points as per electrical plan*
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Hot Water Service

- + Gas boosted solar system with 1 x solar panel
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Garage

- + Roller garage door
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External

- + 1 x Outside tap to water meter
 - + 1 x Outside tap attached to dwelling
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