

TURN KEY INCLUSIONS • SINGLE STOREY

Early Starters & Investors



CENTRAL PROPERTY

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Construction Inclusions

Standard HIA contract with 7 year structural guarantee
6 Months maintenance period after completion
Site levelling of all blocks up to 500mm fall
Connection of services to the property including electricity from underground power, water – dry tapping point, sewer and stormwater
Gas, phone and NBN connections with 6m front setback
Foundations up to engineered "H2" class concrete slab
Concrete slab to porch and alfresco area's under roof line
Frame built from minimum 90mm stabilized MGP10 timber
Termite protection part A – Including termite shields to all plumbing penetrations

Energy Efficiency and Insulation

6 Star energy rating
Foil wrap to all external walls as per energy report
batts to all external walls and batts to ceilings
(excludes garage, porch and alfresco)
Solar hot water system with one solar panels and gas booster as per energy report

Living Standards Inclusions

2590mm High ceilings
Feature bulkheads as per plans & above all overhead cupboards
Modern Façade (Pialba Façade) with rendered piers
450mm Eaves to Façade with 3m return
Steel lintel and brickwork above all windows and doors including garage door
Colorbond downpipes, fascia and guttering
Austral Bricks (from Early Starters Colour Pallet)
Roof tiles (from Early Starters Colour Pallet)
Single glazed awning windows to facade, sliding to remainder
Safety glass to aluminium sliding doors
Flyscreen and window locks to all opening windows
Obscure glazing to ensuite, bathroom and toilet windows

Kitchen

20mm Stone with 16mm shadow line to kitchen bench tops
Tiled splashback as per plans
600mm Stainless steel underbench electric oven
600mm Stainless steel gas 4 burner cooktop
600mm Stainless steel canopy rangehood
600mm Stainless steel dishwasher
Double bowl stainless steel sink with single drainer
Quality flickmixer tap
Overhead cupboard above fridge cavity
Set of cutlery draws

Bathroom and Ensuite

20mm Stone with 16mm shadow line to vanities
900mm by 900mm tiled shower base
Semi frameless shower screens 2000mm high
Tiling to shower 2100mm high
Frameless mirrors above vanity
Exhaust fans above showers
Designer ceramic above counter basins
Acrylic bath
Quality tapware
Vitreous china closed toilet suites
Chrome towel rail holder
Chrome toilet roll holder
100mm tiled skirtings including WC
White lined cupboards and drawers

Electrical

8 Watt LED downlights to entry through to kitchen, meals, family and living room as per electrical brochure
Battern holder light points including low energy globes to all other areas as per electrical brochure
2 double fluorescent lights to garage
External single para flood lights to all external doors
2 TV points
2 Telephone points
Generous supply of double power points throughout, as per electrical brochure
Smoke detectors as per electrical plan
NBN compliant conduit to garage with drawstring for future connection by others including 3 data point and 2 NBN telephone points

Floor Coverings

Carpet to all bedrooms and Living room from Early Starters & Investors Range as per floor covering layout
Floor tiling from Early Starters & Investors Range to all wet areas plus to entry through to kitchen, pantry, meals, family and hallway between bedroom 2 and 4 (From Early Starters Colour Pallet) as per floor covering layout
(bonus) timber laminate in same tiled areas (excluding wet areas) if Client wishes

Garage

Sectional panel lift garage door with 2 remotes
Personal access door from garage to house
External weatherproof door from garage to rear yard

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External and Internal Doors

Feature front door from Hume / Corithian Doors with clear glazing
Deadlocks to all external doors including laundry half glazed
(house specific)
Timber door with seals or aluminium glass sliding door
(house specific)
Lever passage sets and privacy locks to ensuite, bathroom
and WC (house specific)
2040mm High flush panel internal doors
Door stops to all internal doors

Robes, Linen and Pantry

Vinyl finish sliding doors to all robes 2100mm high
Vinyl finish sliding doors to all linen closets
One white melamine shelf with chrome hanging rail to robes
Four white melamine shelves to linen with wide broom opening
Four white melamine shelves to pantry

Laundry

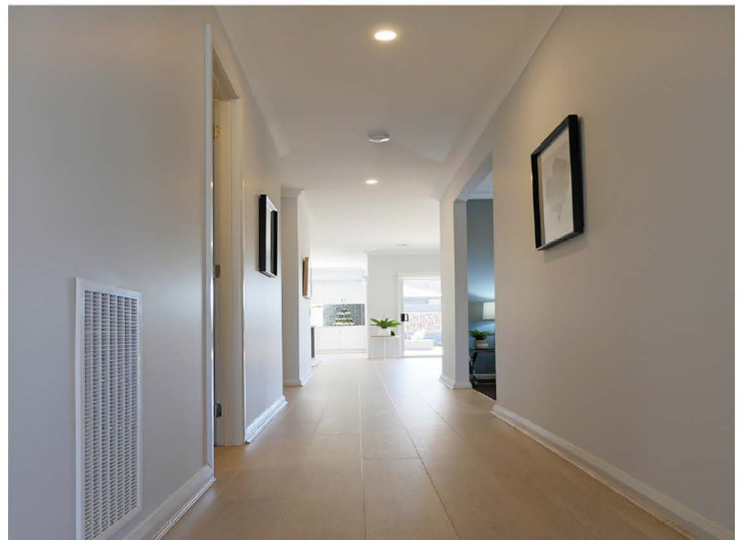
45 Litre stainless steel set into polytec white benchtop & cupboards
Concealed washing machine taps
400mm High wall tiling full length of cabinet

Other

Gas ducted heating with programmable thermostat up to 8 points
67mm Bevelled profile architraves
90mm Bevelled profile skirting
75 mm Standard cornices
2 Coat paint system with wide range of colours
Front garden tap with water meter
Rear garden tap (location to be chosen by client)

Turn Key and Complete Package

Landscaping to front and rear up to 448m2 block
Nature strip 10mm tuscan toppings
Dual option fold down clothesline
TV aerial
Letterbox
Holland blinds to all opening windows and sliding doors
Air conditioning - 3kw split system to living area
Fencing as per estate covenants up to 1.8m high up to 448m2
(Please note corner blocks and allotments backing onto
reserves will be additional)
30m of coloured concrete driveway and path



Initials:..... Date:.....

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