



ENJOY THE FEELING OF LUXURY LIVING WITH OUR  
**everyday**extras

Front Landscaping  
+  
Coloured Concrete Driveway

Ducted Heating  
Including Bathrooms  
+  
Evaporative Cooling

2550mm High Ceilings  
Throughout Home

900mm Stainless Steel Appliances  
+  
Stainless Steel Dishwasher

20mm Stone Benchtops  
+  
Feature Cabinetry To Kitchen & Bathrooms

20mm Stone Benchtops  
+  
Feature Base Cabinetry To Laundry

LED Tri-Colour Downlights  
Throughout Home

Glass Splashback To Kitchen

Soft Closing Drawers & Doors To All Cabinets

Porcelain Tiles To All Wet Areas  
Including Showerbase

3 Coat Paint System to Walls

Brick Infills Above All Doors & Windows

Timber Look Panelift Garage Door

Choice of Quality Floor Coverings Throughout Home

Feature Finish Facade

Capped Cold Waterpoint To Fridge Space

450mm Eaves To Facade

Flyscreens To All Openable Windows

Letterbox & Clothesline

25 Degree Roofpitch  
Design Specific

NBN / Opticom Ready  
Provision Only

TV Antenna With Multiple TV & Data Points Installed

H2 Waffle Pod 25MPA Slab With Deepened Edge Beam  
For Peace Of Mind

Independent Quality Inspection On Every Home

Sewer & Stormwater Camera Inspections

\* Up to \$56,000 is based on the Newport III floorplan. Values may vary dependent on house type chosen. If the home is modified, additional charges will apply. Please speak to your New Home Consultant for any further details.

# YOUR NEW HOME EVERYDAY INCLUSIONS

## STRUCTURAL, INTERNAL & EXTERNAL FEATURES

### Foundations

- ▶ "H2" waffle pod 25MPa slab with deepened edge beam (Including alfresco & porch).
- ▶ SL92 fabric mesh, N16 bars & 3-L16 trench mesh with 400mm overall slab height.
- ▶ Up to 300mm fall across block and 300mm fill.

### Council and OH&S Requirements

- ▶ OH&S requirements.
- ▶ Crossover protection, asset protection & silt sediment control.
- ▶ Temporary site fencing & rubbish cage.
- ▶ Warranty insurance.
- ▶ Occupancy certificate.

### Frame

- ▶ MGPI0 pine 90mm wall frames and engineer designed roof trusses.

### External Cladding

- ▶ Choice of bricks selected from builders range (Category 1)
- ▶ Feature render up to 2 colours only as per facade detail. (Design specific).
- ▶ Feature tiles to Facade (Design specific) (Category 1).
- ▶ Brick infills above all windows & doors (Design specific).
- ▶ Natural colour round rolled mortar joints.

### Roofing Material

- ▶ Concrete roof tiles (Category 1).
- ▶ 25 degree roof pitch (Design specific).

### Gutter / Fascia / Downpipes

- ▶ Colorbond gutter, fascia & downpipes.

### External Paintwork

- ▶ Low sheen acrylic paint to all external surfaces (Where applicable).
- ▶ Semi-gloss enamel paint or timber varnish to front entry door.
- ▶ Flat acrylic paint to eaves (Where applicable).

### Windows

- ▶ Powder-coated aluminium windows & sliding doors.
- ▶ Keyed window locks to all openable windows.
- ▶ Obscure glazing to bathroom, ensuite and WC.
- ▶ Aluminium framed fibreglass mesh flyscreens to all openable windows.

### Front Door

- ▶ Feature solid translucent glazed timber front entry door (Stained or Painted).
- ▶ Chrome lever door handle with deadbolt and backing plate.
- ▶ Timber door frame with enviro seal.

### Garage

- ▶ Concrete floor, plaster lined ceiling & part internal walls.
- ▶ Timber look panelift door (Category 1).
- ▶ Weatherproof hinged flush panel access door to rear (Design specific).
- ▶ Timber framed access door to home.

### Connections

- ▶ Connection of services - water, gas, electricity, 100mm sewer, 100mm stormwater with additional outlets and telephone conduit with draw wire.
- ▶ Up to 700M2 land size with 5M setback. 2x external water taps.
- ▶ Excludes telephone connection cost and gas and electricity account opening fees.

### Landscaping

- ▶ Coloured concrete driveway and path to front door (Up to 35M2).
- ▶ Front Landscaping: Formed garden beds, drought resistant plants, rolled turf & toppings.
- ▶ Letterbox & clothesline.

### Structural

- ▶ 7 year structural guarantee.
- ▶ All statutory warranties, insurances and guarantees.
- ▶ 6 months maintenance period.
- ▶ Independent inspections by registered building surveyor.
- ▶ Quality assurance inspection by private inspector.
- ▶ Termite protection.

## INTERNAL DETAILING

### Skirting / Architraves

- ▶ 92mm x 12mm primed square skirting.
- ▶ 67mm x 12mm primed square architraves.

### Cornice

- ▶ 75mm cove cornice.

### Internal Paintwork

- ▶ 3 coat paint system.
- ▶ Flat acrylic paint to ceilings.
- ▶ Low sheen acrylic paint to internal walls.
- ▶ Semi-Gloss paint to all internal woodwork and doors.

### Ceiling Height

- ▶ 2550mm ceiling height.

### Robes

- ▶ White melamine single shelving throughout and metal hang rail.
- ▶ White sliding robe doors (Where applicable).

### Wall & Floor Coverings

- ▶ Porcelain wall tiles 300mm x 600mm to bathroom, ensuite & laundry (Category 1).
- ▶ Porcelain floor tiles 300mm x 600mm to bathroom, ensuite, WC & laundry (Category 1).
- ▶ 100mm high skirting tiles to bathroom, ensuite, WC & laundry (Category 1).
- ▶ Waterproof hybrid timber look flooring to all living areas (Category 1).
- ▶ Carpet to all bedrooms (Category 1).

### Internal Doors

- ▶ 2040mm high x 620 - 820mm wide flush panel doors.
- ▶ Chrome lever door furniture.
- ▶ Air cushion door stops.

## ELECTRICAL & SUSTAINABLE ENERGY

### Powerpoints

- ▶ Internal: Double/Single powerpoints throughout home as per electrical plan.
- ▶ Internal: 1x USB fitted double powerpoint to Kitchen as per electrical plan.
- ▶ External: 2x external weatherproof powerpoints as per electrical plan.

### Lighting

- ▶ Internal: Tri-Color LED downlights throughout home as per electrical plan.
- ▶ External: 1x Tri-Color LED downlight to front porch and alfresco.
- ▶ External: 2x weather proof paraflood lights as per electrical plan.

### NBN / Opticom

- ▶ Provision only.

### TV Antenna & Points

- ▶ Provide 2x TV points.
- ▶ Provide TV Antenna (Above Roof).

### Telephone Points

- ▶ Provide pre-wired telephone point with wall plate and underground connection to supply pit.

### Exhaust Fans

- ▶ Self sealing exhaust fans where required.

### Smoke Detectors

- ▶ 240v Hard-wired interconnected with battery backup.

### Safety Switch

- ▶ RCD safety switch and circuit breakers.

### Heating & Cooling

- ▶ Gas ducted heating unit installed in roof space with control. (Category 1).
- ▶ Ducted to all living areas, bedrooms, ensuite (Including ensuite & bathroom).
- ▶ Evaporative cooling to living areas and bedrooms.

### Hot Water Service

- ▶ Rinnai 26 Litre instantaneous hot water service.

### Insulation

- ▶ R 3.5 Insulation to ceiling.
- ▶ Sisalation foil wall wrap & R 1.5 polyester batts to all external walls.

### Energy

- ▶ Independent 6 star energy report obtained for every individual home.
- ▶ 6 star energy ratings are included for standard design homes only.

## KITCHEN & LAUNDRY

### Kitchen Joinery

- ▶ Laminated cabinets & overhead cupboards (Category 1).
- ▶ Soft close drawers & doors.
- ▶ Melamine finish to all internal surfaces.

### Kitchen Benchtop

- ▶ 20mm stone benchtop with shadow line (Category 1).

### Kitchen Pantry

- ▶ 3x White melamine shelves.
- ▶ 1x Laminated timber look benchtop.
- ▶ Stained timber translucent glazed door (Design specific).

### Kitchen Handles

- ▶ Chrome (Category 1).

### Kitchen Sink

- ▶ Double bowl stainless steel sink with side drainer.

### Kitchen Tap

- ▶ Chrome flick mixer (Category 1).

### Appliances

- ▶ 600mm stainless steel dishwasher.
- ▶ 900mm stainless steel upright cooker (Design specific).
- ▶ 900mm stainless steel canopy rangehood ducted to roof space (Design specific).

### Kitchen Extras

- ▶ Glass splashback (Category 1).
- ▶ Capped cold waterpoint to fridge space.

### Laundry

- ▶ 45ltr stainless steel trough insert with chrome flickmixer and washing machine stops.
- ▶ 20mm stone benchtop (Category 1).
- ▶ Laminate base cabinetry (Category 1).
- ▶ Soft close drawers & doors.

## BATHROOM & ENSUITE

### Bathroom Joinery

- ▶ Laminated cabinets (Category 1).
- ▶ Soft close drawers & doors.
- ▶ Melamine finishes to all internal surfaces.

### Benchtop

- ▶ 20mm stone benchtop with shadow line (Category 1).

### Shower

- ▶ Tiled shower base.
- ▶ Polished silver frame shower screen with pivot door and clear laminated glass.
- ▶ Chrome wall mixer with adjustable hand-held head on shower rail (Category 1).

### Bath

- ▶ Up to 1675mm white acrylic bathtub (Design specific).
- ▶ Chrome wallmixer and wall spout (Category 1).

### Toilet

- ▶ White vitreous china toilet suite with concealed waste, dual flush cistern and soft close seat.

### Vanity Basin

- ▶ Ceramic basin (Category 1).
- ▶ Chrome flick mixer (Category 1).

### Mirrors

- ▶ Polished edge mirrors.

### Bathroom Accessories

- ▶ Chrome towel rail & toilet roll holder.