



Standard Inclusions List

STANDARD FEATURES INCLUDE

CONNECTIONS AND SITE ALLOWANCE

Water, Stormwater, Power and Sewerage to
5 mtr setback on land up to **650m²** with
up to 300mm fall over building area
Gas (where available)

STRUCTURAL

Class "M" Slab to 400mm founding depth
Termite Protection (If required)
MGP10 Pine Frame to **2400mm** Ceilings
Engineered Roof Trusses
*Double Garage under roof line

EXTERNAL

Extensive choice of Roof Tiles from Builders
Range
Extensive choice of Bricks from Builders
Range
Choice of Raked or Flush Mortar
Powder Coated Aluminium Windows
Hume XV14 Front Door or Equivalent
Colorbond Roller Door to Garage
(Including Remote)
Colorbond Fascias, Gutters & Downpipes
Extensive choice of External Colours to
Create a Personal Finish

INTERNAL FINSHES

Chrome Lever Door Furniture
Quality Paint to Walls and Ceilings
Flush Panel Doors
Bevelled Architraves and Skirtings
Gloss Paint to Architraves and Skirtings
70mm Scotia Cornice throughout
Vinyl Sliding Doors to Built in Robes

FLOOR COVERINGS

Quality Floor Tiles to All Wet Areas, Kitchen
and Entry
Quality Carpets to all Remaining Areas

ELECTRICAL

Double Power Points throughout
Exhaust Fans to Ensuite and Bathroom
Lights – Batten Fix Holders
Smoke Detectors and Safety Switch

CABINETRY

Laminate Cabinetry to Kitchen, (in a huge
Range of colours incl. Postform Bench Tops)
Full overhead Cabinets to Kitchen
Shelving over Fridge Space
Melamine Shelves to Pantry
Dura Cabinets to Ensuite and Bathroom

APPLIANCES

Westinghouse Stainless Steel **600mm** Gas Cooktop
Westinghouse Stainless Steel **600mm** Range Hood
Westinghouse Stainless Steel **600mm** Oven Fan Force

GENERAL INCLUSIONS

Soil Test, Plans, Specifications and Building
Permits
6 Star Energy Rating to Preferred Orientation
6.5 Year Structural Guarantee
Full Site and Internal Builders Clean on
Completion
3 Month Maintenance Period

PLUMBING

Ducted Heating to 8 points – (Or Reverse Cycle to
1 outlet if no mains gas available)
Flick mixer Tap ware throughout
Tiled Shower Bases
1650mm White PVC Bath
White Vitchina Toilet Suites
Dishwasher Space and Provisions
Garden Tap Located at Front and Rear
1 ½ Bowl Stainless Steel Sink
PVC Laundry Trough in Cabinet
Clear Shower Screens with Pivot Door
Matching Mirrors to Ensuite and Bath
Solar Hot Water Unit
Toilet Roll Holders, Towel Rails & Soap Dish's

EXCLUSIONS

- Fences
- Landscaping
- Driveway
- Blinds
- Light Fittings
- Out of area fee

Above items to be quoted pending on block size & house
design.

House & Land Packages Inclusions List:

Boundary Fences, Driveway, Heating, Window Locks, Floor Coverings, and Standard Inclusions List (as above)
The House & Land Packages are available to approved purchasers only.

Note: Standard HIA contract. *Minimum "Estate Requirements & Block size" may alter some designs