

ELITE INCLUSIONS



- BUILDS JUST THE RIGHT -

Into Living.











Plans & Permits

- All plans and buildings permits including four inspections
- Soil test and site survey
- Meeting Seven (7) star energy rating scheme
- Construction work insurance, public liability insurance and home warranty insurance
- Preparation of full building working drawings, engineering
- · Permit package

Site Costs & Connections

- Provide slab foundation to engineer design according to AS2870(Subject to soil test
- report and Site Survey)
- Engineer designed 'P' class concrete waffle POD slab.
- Soil removal covered upto 700mm fall and upto 600SQ. M, rock excavation removal and disposal.
- Please Note: Site costs are subject to engineering report and price does not include retaining walls, tree root protection or anything additional due to angle of repose. Any additional site costs (if any) may be advised once site information is received, full plans are drafted, and an engineer- designed slab plan has been received and assessed. Any Bored Piers, Edge beams, Rock blasting and removal if required will be Extra.
- Edge beams (if required)
- Termite protection part A and part B as per council requirements.
- Provide connection to standard sewer system at legal point of discharge
- Provide gas supply lines and associated meters (Any additional fees charged via supplying company will be charged to client) Provide connection to water supply from mains upto 6 meters setback
- Optic fibre: NBN includes conduit for fibre optic connection. Note: Connection and installation of all
- Required cabling from pit to dwelling to be completed by client after handover.

Basic Turkney Items

- Provide concrete driveway up to 30SQ. M total
- Provide Concrete Finish to Porch and Alfresco
- Provide towel rails and toilet roll holders to ensuite, bathroom WC.
- Video Intercom with Door Bell
- Provide freestanding pillar letterbox

Facade & Fixing

- Provide variety of AH standard & upgraded façades to choose from Note - High pitch facades price vary.
- Provide 450mm eaves to front only
- Provide brick infills above all doors and windows
- 2740MM Ceiling Height throughout the house
- Upto 1020mm Wide Front Entry Door
- 2340mm High doors throughout
- Chrome door handles throughout, square door stoppers
- Gainsborough trilock to Front entry Door
- Chrome hinges, latches, flush pull handles throughout the house
- Provide rendered two pillars.

Bricks and Roof Tiles

- Provide AUSTRAL bricks from builders range, includes various colours to choose from, with off white mortor.
- Provide cement roof Tiles from Bristle heritage range. If any particular type or flat tiles required by developer extra costs may apply.
- Variety of colours to choose for colorbond gutter, fascia and downpipes.
- Provide steel lintels above all doors and windows including garage door.

Windows And Sliding Doors

- Provide powder coated windows with variety of colours to choose from A & L and Southern Star as per availability.
- Aluminium sliding or stacker door to alfresco and laundry as per the plans
- Provide awning windows to front only Obscure glazed windows to ensuite, bathroom and WC







Insulation

- Insulation to external Walls- Batts as per Seven (7)
 Star Energy Rating requirements
- Insulation to ceilings- as per Seven (7) star energy rating requirements
- Provide foil wrap insulation to external walls

Electrical

- Provide 20 Double GPO throughout the house
- Provide LED Downlights throughout the house (upto 30 in Single Storey) and (upto 40 in Double Storey)
- Provide single power points to oven, dishwasher, fridge and rangehood
- Provide 2 TV points with TV antenna
- Provide 2 Data points Provide 2 Telephone points
- 1-2-way switch to single storey & 2-2-way switch to double storey
- Provide Smoke detectors direct wired with battery backup
- LED security lights above garage door
- Provide white exhaust fans above shower recesses

Paint

- Provide low sheen 3 coat paint system to all internal walls.
- Provide flat acrylic to ceiling and cornices.
- Provide gloss enamel paint to entry, internal doors, architraves and skirtings.
- Provide Square Set throughout the house or Cornice.



- Provide upto 1020mm × 2340mm wide entry timber door (as per plans)
- Provide weatherproof hinged door with deadlock to rear garage for external excess
- Provide 2340mm high internal flush panel hinged opening Designer doors
- Provide Gainsborough precise tri-lock to entry door satin/chrome
- Provide flush panel garage access door with keylock and deadbolt
- Provide Gainsborough Contractor series door furniture throughout the house Provide privacy kits to ensuite, bathroom and WC's



Kitchen & Cabinetry

- Provide laminate cupboards, including overheads with internal melamine shelves (polytec, arborite to choose from) 6 Metres Cooktop side includes overheads and underbench, 3 metres to island bench, 1 metre to fridge overheads, 2 metres in ensuite, 1 metre in bathroom, 1 metre in Powder room, Upto 1 Metre In Laundry
- Provide category 1 reconstituted stone benchtops with 40mm polished edge profile
- Provide 6 POD Drawers in Kitchen both sides of Cooktop
- Provide Walk in pantry with shelves as per plan
- Provide Tiled splashback to wall behind cooktop
- Provide microwave provision with single power outlet
- Provide Category 20MM stone benchtop and cabinet to laundry
- Provide overhead cabinet above fridge shelf Waterpoint behind fridge/ fresh water point
- Upto 3m × 1m Island bench with waterfall feature both sides
- Soft Close Cabinet throughout the house Provide cabinets to ensuite, bathroom, powder, laundry

Appliances

- Provide goomm European Brand Cooktop (Baumetic, Vennini or Similar)
- Provide 900mm European Brand rangehood (Baumetic, Vennini or Similar)
- Provide 900mm European Brand stainless steel oven (Baumetic, Vennini or Similar) Provide double bowl stainless steel sink Provide European Brand dishwasher (Baumetic, Vennini or Similar)

Tapware

 Provide Flick mixer tapware to ensuite, bathroom and powder vanity Provide Flick mixer tapware to showers and bathtub recess Provide chrome flick mixer tap to kitchen sink Provide flick mixer tapware to laundry Provide front and rear external garden taps







Garage

- Provide plastered lined ceiling
- Provide double power points and light point
- Provide sectional panel lift Timber look garage door with remote control and 2× handsets
- Steel Beam Construction Over Garage Door

Ensuite/Bathroom/Wc

- Provide inset white vitreous basins to Bathroom and Powder room
- Provide Double White Vitreous vanity basins to Ensuite
- Provide Laminate vanity cupboard with internal melamine shelf
- Provide Category 1 reconstituted stone 40 mm square edge vanity benchtop throughout the house
- Provide semi-frameless 1800mm high clear laminated glass shower screen
- Provide polished edge mirror above vanities in ensuite, bathroom, powder
- Provide free standing bathtub with chrome spout
- Provide Dual flush cistern toilet with white pan
- Provide towel rails and toilet roll holders to ensuite, bathroom, powder room
- Exhaust fans in bathroom Ensuite, Powder & Laundry
- Provide Niches to all shower cubicles as per plans

Laundry

- Provide 45 Litre stainless steel trough insert into cabinet with 20mm stone on top
- Provide 4× white melamine shelves to linen cupboard where required as per plan

Robes

- Provide designer doors to built in robes
- Provide 2 white melamine shelves with two chrome hanging rails and set of Pigeon holes

Hot Water Service

7 Star Instantaneous Hot water System/ Rinnai



Tiling & Flooring 12mm

- Provide Builders Range Laminated Timber Look Flooring / Tiles to entry, passage, kitchen, meals and family.
- Provide laminate flooring to Bedrooms.
- Provide porcelain tiles 600x600, 300x600 to wet areas, ensuite, bathroom, WC
- Provide porcelain tiles 600x600, 300x600 to laundry floor, laundry splashback
- Provide Builders Range carpet as per requirement (OPTIONAL)

Extras Items In Our Standard

- · Video Intercom with door Bell
- · Kitchen Bulkhead with Pine wood
- LED Downlights throughout the house (upto 35)
- Provide Niches in Bathrooms as per plans
- Provide 1200mm × 2340mm Front Entry timber door (as per plans)
- Designer Door throughout the house
- Designer doors to sliding robes
- U shape TV Bulkhead.
- Developers approval as per estate guidelines
- Brick Infills above all doors and Windows
- 7 Years Structural Warranty.
- 90 Days Maintenance Period.







- BUILDS JUST THE RIGHT -

EMAIL

ADDRESS

9/2 Fastline Road Truganina Vic 3029

