



CLASSIC RANGE

STANDARD INCLUSIONS:

Preliminaries

Building specifications & HIA contract
Building permit

Base & Connections

Class M concrete slab
Concrete pump
Termite protection
Connection of services:
Water, gas, electricity, phone conduit, sewer & storm water

Exterior Features

Brick veneer construction to Ground Floor
Polystyrene external cladding in render finish to First Floor (Design Specific)
Colorbond panel lift door to Garage with remote control
Plain concrete with colour to driveway and footpath to porch
2550mm ceiling height to Ground and First floor or as required on plans (design specific)
Bradnams or A&L aluminium frame windows
Awning windows to front façade
Sliding windows to balance of dwelling
Sliding door to Alfresco (2100x2700mm or as required on plans)
Window locks
Colorbond fascia and gutters
Plaster lined porch & alfresco areas (design specific)

Roofing

Choice of 2 profiles from Boral or Bristle concrete roof tile range
Colorbond roof to flat roof sections where required (Klip-Lok system)

6-Star energy rating requirements

Total R6.0 batts in roof cavity
Foil wrap + R2.5 batts to external walls
Weather strips & draught stoppers to external doors
Recycled water connection (if available on Estate or rainwater tank as substitute)
x2 Garden taps and connections to toilets

Hot water system

Aquamax 340SS gas HWS (155L tank) or Rinnai B26 Instantaneous gas HWS

External Doors

Choice of entry doors from Corinthian Slimlite or Madison range (translucent glass where applicable)
Solid core flush hinged doors to other external doors

Staircase (Design specific)

Standard style staircase
Treads & Risers - MDF (Carpeted)
Stringer, Handrail & Posts - Pine (Painted)
Balustrade - Wrought Iron (round or square profile)

Floor Coverings:

Quickstep laminate floors or ceramic 400x400mm tiles
to main living areas: Entry, Kitchen, Living, Dining & Butler's Pantry or as required on plans
Ceramic 400x400mm tiles to wet areas
Classic range carpet to balance of dwelling

Internal Doors, Skirtings & Architraves

Corinthian flush panel doors 2040 mm high throughout
Corinthian 67x18mm primed MDF skirtings and architraves

Door Hardware

Entry - Gainsborough Tri-Lock lever handle (chrome or satin finish)
Internal doors - choice of 3 lever passage sets or finger pull handles where required
White cushioned door stops

Kitchen

Technika Stainless Steel appliances
900mm gas cooktop, 600mm electric oven
900mm slide-out or canopy rangehood (Models: TB95GW/TB60F/SL10290I/CHEM52)
Dishwasher provision with plumbing connections
Franke double bowl stainless steel sink (inset)
Laminated doors & panels to under bench cabinets
Standard range Caesarstone benchtop (40mm edge)
600x300mm Porcelain tiles to splashback
White melamine shelving to Pantry (design specific)
Phoenix Chrome tapware

Butler's Pantry (Design specific)

Laminated doors & panels to under bench cabinets
Post formed laminated benchtops
600x300mm Porcelain tiles to splashback
Base single bowl stainless steel sink (inset)
Laundry
Laminated doors & panels to under bench cabinets
Post formed laminated benchtops
Insert trough
600x300mm Porcelain tiles to splashback
Built in Linen and Broom cupboards
Chrome hardware

Ensuite

Laminated doors & panels to under bench cabinets
Choice of ceramic basins
Post formed laminated benchtops
Fully tiled shower base
Scara Ceramic toilet suite (Soft closing)
Chrome tapware
Framed shower screens (2m high)
Polished edge mirror to door height
Rail shower head

Bathroom

Laminated doors & panels to under bench cabinets
Choice of ceramic basins
Post formed laminated benchtops
Fully tiled shower base
Scara Ceramic toilet suite (Soft closing)
Phoenix Chrome tapware
Framed shower screens (2m high)
Polished edge mirror to door height
Inset Base acrylic bath tub
Rail shower head

WC

Scara Ceramic toilet suite (Soft closing)

Powder Room (Design Specific)

Laminated doors & panels to under bench cabinets
Choice of ceramic basins
Post formed laminated benchtops
Scara Ceramic toilet suite (Soft closing)
Phoenix Chrome tapware
Polished edge mirror to door height

Not Included

Fences, screens and gates of any sort; Retaining walls of any sort; Planning permits (if required by council);
Tree or stump removals, protection or root barriers; Landscaping of any sort; Demolition or removal of structures;
Removal or construction of cross over; Any cost to bring connections on site;
Town planning, drainage plans, landscape plan; Any contributions to different authorities or council
Application fees to different authorities or council; Any work required by Town Planning to existing dwelling;
Any amendments required to drawings, engineering or town planning supplied by Owner