

CARRUM DOWNS

Standard Inclusions

YOUR FIXED PRICE CONTRACT INCLUDES

- Fixed site costs
- Council requirements
- Developer requirements
- Re-establishment survey (if required)
- 6-Star energy rating
- Soil test and contour levels
- Independent quality and compliance inspections
- 15 month defects liability period
- 30 year structural guarantee
- Building insurances and warranties

EXTERNAL FEATURES

BRICKS

- Select from Equity range bricks and/or as determined by builder

PAINT

- Acrylic paint finish to all exterior timber, metalwork and cladding

EXTERIOR HINGED DOORS

- Equity range front entry door with weather seal and entrance lockset with keyed alike
- Acrylic paint gloss finish

WINDOWS

- Aluminium sliding windows throughout (including locks), unless otherwise noted on plans
- Aluminium framed fly screens with fibreglass mesh to all opening windows and sliding doors
- Brick infills above all windows and doors with galvanised steel lintels
- Block out roller blinds to all windows and sliding doors (excluding sidelights and highlight windows to front entry)
- Translucent glazing to front entry sidelights

HOT WATER SERVICE

- Gas-boosted hot water service with solar panel mounted on roof (some homes may require additional panels, depending on siting)

GARAGE

- Flush panel door to garage (no deadbolt)
- Lock up garage under main roof line, including sectional overhead door, with brick infill above (or as noted on plans) and remote door
- Rear pedestrian access door (space permitting)
- Plaster lined ceiling and side walls with 75mm cove cornice
- Structural concrete floor
- LED light fitting to internal garage
- Weatherproof double wall mounted sensor light fitting with compact fluorescent globe to front of garage

EXTERIOR WORKS

- Fold down clothesline
- Precast free standing letter box
- 1800mm high treated pine fencing to side and rear boundaries (up to 70m) with wing fence and pedestrian gate
- Concrete paving to driveway and front porch up to 36 metres squared
- Front and rear landscaping (refer to landscaping plan)

BUILDING STRUCTURE

ROOFING

- Coloured concrete roof tiles with 22.5 degree roof pitch (unless otherwise stated on the plans)

FRAMING

- Prefabricated stabilised pine wall frames and roof trusses

BUILDING ALLOTMENT

- Based on building allotment of up to 700m² and a maximum building setback of 5m (subject to planning authority)

PLUMBING

- Concealed plumbing (excluding spa pump, if applicable), poly piping
- Colorbond fascia, quad gutter and rectangular down pipes

INSULATION

- Insulation as required to comply with 6-Star energy assessment

SERVICES - CONNECTIONS

- Includes connection to water, sewer and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment. Excludes telephone connection costs and all consumer account-opening fees

FOOTINGS

- Concrete waffle, engineer designed 'M' class (1 x concrete pump allowance) - maximum 300mm fall and no existing fill (slab cost will be adjusted if founding conditions differ)

ELECTRICAL

- Weatherproof double power point to alfresco (where applicable)
- Weatherproof double wall-mounted light fitting with compact fluorescent globe to external side and rear doors (as noted on plans)

FLOORING

- Equity range external floor tiles to alfresco (where applicable)

INTERNAL FEATURES

ELECTRICAL

- Equity range double power points throughout and white switch cover plates
- 1 x data point
- 2 x TV connection points to single storey homes, 3 x TV connection points to double storey homes
- TV antenna
- Smoke detectors wired direct
- RCD safety switch

LIGHTING

- LED oyster light

HEATING & COOLING

- Ducted heating (gas fired with manual thermostat) with ceiling ducts in all habitable rooms (includes bedrooms) in accordance with manufacturer's specification
- Evaporative cooling with ceiling ducts in accordance with manufacturer's specifications

CEILING HEIGHT

- 2590mm (nominal) ceiling height to single storey homes with 75mm cove cornice
- 2740mm (nominal) ceiling height to double storey homes (ground floor) with 2440mm to first floor and 75mm cove cornice

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CARRUM DOWNS

PAINT

- Two coat application of Equity range paint throughout - low sheen acrylic to internal walls with acrylic ceiling paint
- Gloss enamel painted internal timberwork and doors

STAIRCASE (IF APPLICABLE)

- MDF treads and risers, including plaster dwarf walls, to stairs and void areas

FLOORING

- Equity range floor tiles to meals, kitchen, family, entry and living areas (or as noted on plans)
- Equity range carpet with underlay to all bedrooms, staircase and robes, as noted on plans
- Equity floor tiles with matching 100mm tiled skirting to all wet areas (or as noted on plans)

ROBES

- Single melamine shelf with chrome hanging rod

DOOR

- Flush panel 2040mm high internal door
- Equity range internal door furniture
- Door stop throughout

FIXING

- Painted finish single bevelled MDF 67x12mm skirting and 42x12mm architraves

KITCHEN FEATURES

KITCHEN CABINETS

- Base and overhead cupboards with fully lined melamine interior
- Four bank drawer module with metal sided drawer runners

RANGEHOOD

- 600mm stainless steel vented canopy rangehood to single storey homes
- 900mm stainless steel vented canopy rangehood to double storey homes

SPLASHBACK

- Equity range tiled splashback (700mm high including returns)

SINK & MIXER

- Chrome sink mixer
- Double bowl sink with single drainer

PANTRY

- Pantry with 3x300mm wide fixed melamine shelves

BENCHTOP

- Equity range 20mm stone benchtop with 20mm square edge and pre laminated doors and panels

ELECTRICAL

- Telephone connection point to kitchen
- Stainless steel dishwasher with programmable functions

COOKTOP

- 600mm electric stainless steel oven with 4-burner 600mm gas stainless steel cooktop to single storey homes
- 900mm stainless steel electric upright cooker with 5-burner gas hob to double storey homes

WET AREA FEATURES

TOILET

- China close coupled toilet suite with soft closing seat
- Toilet roll holder

LAUNDRY

- Flick mixer tap with 45 litre inset trough
- 2 x stop taps for washing machine (1 x hot, 1 x cold)
- Laminate cabinet and 20mm square edge stone benchtop

SHOWER

- Water saving shower rose on wall bar and chrome wall mixer tap
- Semi-frameless shower screen up to 1950mm high
- Equity range wall tiles up to a minimum 2000mm above base
- 900mm x 900mm preformed shower base (or as noted on plans)
- Exhaust fans over showers

BATHROOM/ENSUITE/POWDER ROOM

- White ceramic counter top basin with built in chrome waste and push down plug, and vanity mounted chrome mixer tap
- Equity range bath tiles on hob, minimum 600mm above
- Acrylic bath - 1675mm with mixer tap and 200mm spout

VANITY

- Laminated vanity (width nominated on plans) with Equity range stone benchtop with 20mm square edge

TOWEL RAILS

- Double towel rails in ensuite and bathroom
- Towel ring to powder room

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