



REGATTA MEWS PLATINUM INCLUSIONS

FIXED PRICE PLATINUM RANGE OF
INCLUSIONS & SPECIFICATIONS

DUAL OCCUPANCY
DWELLINGS



GENERAL INCLUSIONS

- Architectural design
- Engineering plans
- Construction and liability insurance
- Building applications
- Site surveying and soil tests
- Council inspections
- Building certifications
- Termite protection to pipe penetrations and perimeter of building as per Australian Building Standards.



EXTERNAL CONSTRUCTION MATERIALS

FRAMES

WALLS: 70 mm stabilised timber frames.

ROOF: Stabilised timber roof trusses.

TREATMENT: Termite resistant to Australian standards.

SLIDING DOORS

Aluminium with powdercoat finish. Diamond grill screens with fly screens and privacy locks.

EXTERNAL DOORS

FRONT DOOR: Paint finished flush panel 820mm x 2,040mm x 40mm with glass panels from the Hume Verve or Newington single door range.

LAUNDRY & GARAGES: Hume Solid core doors with paint grade finish.

WINDOWS

Aluminium with powdercoat finish. Diamond grill barrier screens, with fly screens and privacy locks.

GARAGE

Panel lift garage doors with two (2) remote controls to **Unit 1**. Plasterboard walls & ceilings, with standard 'plain' concrete floors.

EXTERNAL WALLS

Rendered brick or block, feature claddings as per construction design.

ROOFING

METAL: Colorbond corrugated sheet roof, metal fascia and barge.

GUTTER: Colorbond quad with 90 mm painted PVC downpipes.

INSULATION: 55 mm Anticon blanket to roof.

WATER SYSTEM

Two (2) external taps for gardens to Unit 1 and one external tap to Unit 2 as per drawings.

INTERNAL CONSTRUCTION MATERIALS

PLASTER: Internal lining plaster board, wet area plasterboard to wet areas.

INTERNAL DOORS: Flush panel 2,040mm high with brushed aluminium magnetic doorstops.

DOOR HANDLES: Lockwood Hakea round face door furniture from Builder's range selection. Privacy set mechanism for bathrooms, toilets & ensuites.



SKIRTINGS: 68mm x 12mm high PMDF

ARCHITRAVES: 42mm x 11mm wide PMDF.

CORNICE: 55mm Tru Scortia cornice throughout.

CEILING: Height 2,590mm standard throughout.

ELECTRICAL FITTINGS

LIGHTING: Downlight fittings.

AIR-CONDITIONING:

1 x split system air conditioning unit to main living area in Unit 1.

1 x split system air conditioning unit to main bedroom in Unit 1.

1 x split system air conditioning unit to main living area in Unit 2.

TV ANTENNA/POINTS:

2 x TV points to Unit 1 and 1 x TV antenna to Unit 1.

2 x TV points to Unit 2 and 1 x TV antenna to Unit 2.

INTERNAL FLOORING

Premium rectified edge porcelain 300mm x 600mm tiles to all tile areas on the plan.

Carpet to bedrooms.

KITCHEN

KITCHEN BENCHES: Base range manufactured 20mm composite stone.

CABINETRY: Laminated fully lined kitchen cabinetry.

SPLASHBACK: Premium tile kitchen splashback.

HANDLES: Brushed aluminium or chrome (Devcon's Builders Range) selection.

KITCHEN SINKS: Stylus R150.1L Stainless steel 1,175mm-1.75 LH bowl.

TAP: Senza Gooseneck single lever sink mixer, chrome finish.



KITCHEN APPLIANCES

UNIT 1

OVEN: Westinghouse Stainless Steel 900mm fan-forced multi-function electric underbench oven.

COOKTOP: Westinghouse Stainless Steel 600mm cooktop.

RANGEHOOD: Stainless steel, pull-out 600mm.

DISHWASHER: Westinghouse stainless steel 600mm.



UNIT 2

OVEN: Westinghouse Stainless Steel 600mm fan-forced multi-function electric underbench oven.

COOKTOP: Westinghouse ceramic 600mm cooktop.

RANGEHOOD: Stainless steel, pull-out 600mm.



BATHROOM

MIRRORS: Bathrooms & ensuites - full vanity length with chrome/silver frame.

BASINS: Como above counter white vitreous china with chrome waste, single tap hole.

BATHS: Bambino 1510 white acrylic with chrome waste & senza fixed bath spout.

SHOWER BASES: Tiled shower base with chrome waste.

SHOWER SCREENS: Framed silver with pivot door and clear laminated glass.

TAPS AND OUTLETS: Senza single lever mixer, chrome.

SHOWER RAILS: Alto multi function rail shower.

BATHROOM ACCESSORIES: Meno toilet roll holders & Meno 600 double towel rail.

TOILET SUITES: Harmony Nardini white vitreous china toilet suite with dual flush cistern and mini chrome cistern stop tap.

BENCHTOPS: Laminate finish.



LAUNDRY

SINK/CABINETS: Everhardt Benchline 35L slim single bowl stainless steel, with single lever mixer, chrome finish and mini washing machine stop taps.

BENCHTOP: Laminate finish.

HOT WATER

250L 3.6kw Electric hot water system.

STORAGE/SHELVING

ROBES: Shelves (4) with hanging rails.

WALK IN ROBE: Shelves (4) with hanging rails.

PANTRY/LINEN: Shelves (4).

BROOM: Shelf (1) - only on applicable floor plans.

WINDOWS & DOORS

BLINDS: Roller blinds to windows and glass doors with block out fabric.

ROBE DOORS: Sliding mirror robe doors.

ROBES: Shelves (4) with hanging rails.

WALK IN ROBE: Shelves with (4) hanging rails.

LINEN DOORS: Sliding vinyl linen doors.

PANTRY/LINEN: Shelves (4), broom shelf (1) - only in applicable floor plans.

FRONT DOOR: Lockwood Entrance lever 4 symmetry with doorstops.

EXTERNAL HINGED DOOR: Entry set with deadbolt keyed alike to front doors.

HINGED DOORS: Flush panel, 2040 mm high hinged door(s) (refer to drawings/plans.)

NO DOORS: Open shelving only where indicated (refer to drawings/plans) pantry, linen.

BROOM: Flush panel, 2040 mm high hinged door(s).



INTERNAL FINISHING MATERIALS CONT.

PAINTWORK

INTERNAL & EXTERNAL PAINT: Selected from builder's standard range.

FRONT DOOR: Sealer undercoat with gloss top coats.

OTHER HINGED DOORS & SLIDING DOORS: Sealer undercoat with low sheen acrylic top coats.

WOODWORK & DOORS: (Including internal face of external doors) sealer undercoat with semi-gloss top coats (doors, skirting and architraves to be one colour only).

CEILINGS: White.

WALLS: Sealer undercoat and two top coats washable (one colour throughout).

LANDSCAPING INCLUSIONS

TURF: To front garden with edging, plants and mulch.

GARDEN: Garden to front yard with garden edging, plants and mulch.

LETTERBOX: To each unit.

CLOTHESLINE: Fixed to courtyard external wall as per plan.

DRIVEWAY, PORCH & TERRACE: Concrete (refer to drawings/plans for coverage).



LABOUR & RELATED TRADES

All related trades and labour for above areas and completion of the home.

Plumbing and drainage to home and internals.

Electrical, to home and internals, including circuit breakers and earth leakage devices, smoke detectors, down lights, ceiling fans.

Carpentry.

Roofing.

Plasterboard fixing and setting, waterproofing to all wet areas.

Tiling.

Flooring, carpentry, laminate system.

Painting

TV antenna including boosters (if required).



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