

INVESTMENT  
COLLECTION

# STANDARD INCLUSIONS

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# INCLUSIONS GUIDE

A range of fixtures and finishes that have been carefully selected for a quality home.

## Kitchen

### CABINETRY

- Stone benchtop ('20mm', 5 options) [DS]
- Laminate cabinetry and microwave provision (pot draw and cutlery tray included) [DS]
- Built-in pantry (4 shelves) [DS]
- Walk-in pantry (4 shelves) [DS]
- Overhead cupboards and bulkhead [DS]
- Quality handles
- Refrigerator cavity

### SPLASHBACK

- Quality ceramic tiles

### APPLIANCES

- Freestanding cooker (Westinghouse 'WFE911SB', 5 burner, 8 function, stainless steel, 900mm)
- Canopy rangehood (Westinghouse 'WRF900CS', stainless steel, 900mm)
- Dishwasher (Westinghouse 'WSF6608X', includes water connection)

### SINK & TAPWARE

- Kitchen sink, 1¾ bowl with single drainer (stainless steel)
- Mixer tap (Methven 'Glide', bright chrome)

## Bathroom, Ensuite & Toilet

### SHOWER, BATH & TOILET

- Semi-frameless shower screen (aluminium hob, pivot door) [DS]
- Acrylic bath (Decina 'Bambino', inset with tiled hob)
- Close coupled toilet suite (soft close)

### VANITY

- Stone benchtop ('20mm', 5 options) [DS]
- Drop-in china basin (Arto '509B')
- Laminate cabinetry and melamine shelving (recessed kick)
- Quality handles

### BASIN & TAPWARE

- Basin mounted mixer tap (Methven 'Glide')
- Wall mounted shower mixer tap (Methven 'Glide')
- Shower on rail (Methven 'Krome 100', 3 functions, bright chrome)
- Wall mounted bath mixer tap (Methven 'Glide')
- Wall mounted bath spout (Methven 'Amio', bright chrome)

### TILES

- Quality ceramic tiles (laid to shower 2000mm high)
- Quality ceramic tiles (laid to floor and skirting)

### BATHROOM ACCESSORIES

- Polished edge frameless mirror (full vanity length)
- Double towel rail or towel ring (bright chrome)
- Toilet-roll holder (bright chrome)

### ELECTRICAL

- Exhaust fan / light [DS]

## Laundry

### INCLUSIONS

- Free-standing laundry tub (45L, stainless steel, powder coated white cabinet)
- Wall mounted taps and spout (bright chrome)
- Linen, storage cupboard (4 shelves)

## Internal inclusions

### BUILT-IN ROBES

- Built-in robes with vinyl sliding doors, hanging rail and shelf

### FLOORING

- Quality carpet to bedrooms
- Quality ceramic tiles to main living areas, hallways and kitchen

### COLOURS

- 2 coat paint system to ceiling and cornice
- 3 coat paint system to walls, skirting, architraves and doors

### DOORS & FURNITURE

- Flush-panel doors
- Lever-set handles (Lane Profile Series 'Round Rose')
- Privacy locks to bathroom, toilet and master bedroom (Lane)

### FURNISHING

- Roller blinds to windows and glass doors

## Sustainability & Services

### ELECTRICAL

- Earth leakage system (safety switch)
- Single phase meter box installed to external wall
- Single and double power points [DS]
- Photoelectric smoke alarm (hardwired, battery backup) [DS]
- TV antenna, phone point, TV point, data point [DS]
- 12V LED downlights [DS]
- Internet ready wiring
- External wall light and oyster light to garage





## PLUMBING

- Instantaneous gas hot water system [DS]
- Chrome plated floor wastes

## HEATING & COOLING

- Split system air conditioner to main living area [DS]
- Split system air conditioner to master bedroom [DS]
- Glass wool ceiling insulation batts ('R2.5')
- Sarking ('Thermofoil' external walls and roof)
- External lightweight cladding (batts R1.5) [DS]
- Ceiling fans to alfresco (3 blade)
- Ceiling fans to bedrooms and living (3 blade)

## Structural & External inclusions

### SITWORKS, FOOTINGS & SLAB

- Earthworks cut-and-fill
- Waffle raft slab system on 'Type S' soil condition (AS2870.2011)
- Stormwater and sewer connection
- Underground water and electricity connection (single phase)
- Termite smart film to perimeter

### STRUCTURAL

- 2440mm ceiling height
- 450mm eaves
- 22.5deg roof pitch
- Timber frame with various cladding materials
- Closed carpet grade treads and stained hardwood risers

### BRICKS

- Face brick (Austral 'Urban One', 'Character' and 'Everyday Life')
- Face brick (PGH 'New Naturals', 'Impressions', 'Horizon', 'Lifestyle')

### GARAGE

- Sectional overhead garage doors ('Slimline Profile', 2 x remotes)

## FLOORING

- Sealed concrete exposed aggregate finish to alfresco and porch

## OUTDOORS

- 2 x external garden taps
- Clothesline - wall mounted with sealed exposed aggregate slab
- 1.8m timber paling fence and gate
- Turf, planting, edging and river gravel
- Sealed exposed aggregate driveway and path to front door
- Letterbox

## FRONT DOOR, WINDOWS & SLIDING DOORS

- Entry door (Corinthian 'Urban: PURB1, PURB2, PURB4, PURB04, PURB101, PURB104' paint grade)
- Raven 'RP4' door seal
- Entrance lever-set (Lane Profile Series 'Avalon')
- Aluminium powder coated framed windows and glass doors
- Barrier screens (diamond grille) to windows, sliding doors and external hinged doors
- Keyed locks to windows and sliding doors

## LINING

- Plasterboard to walls and ceiling (10mm walls, 13mm ceilings)
- Colorbond steel or Bristile 'Classic' or Monier 'Atura' (low profile concrete roof tiles)
- Colorbond gutter, Colorbond fascias, PVC downpipes
- Villaboard to bathrooms
- Cove cornice (90mm)
- Architrave and skirting

## SERVICES & FEES

- Council and QBCC fees (Brisbane City Council)
- Engineers soil test and contour survey
- Contractors insurance, portable long service and training
- Natural gas (if available) from street to external wall mounted box

PLEASE NOTE: A more detailed list of inclusions and specifications will be provided with your final building contract. This document should be used as a guide only. Specifications may change due to product availability, supply or at the builders discretion without notice. Refer to the information provided in your building contract.

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