

# our inclusions

setting new standards

**hamilton**

Property Group

[hamiltonpropertygroup.com.au](http://hamiltonpropertygroup.com.au)

### PRELIMINARY WORKS

- Site survey, soil test and site inspections as and when required
- Building permit application and fees applicable
- Drafting of plans
- Temporary fencing and scaffolding during construction as required
- Home Owner's Warranty Insurance
- Three-month maintenance guarantee

### GENERAL SITE WORKS

- Earthworks including levelling of construction platform over build area
- Stormwater and sewer drainage requirements covered to legal point of discharge and the sewer connection point up to 6 metres away
- Connection to mains power supply pit including conduit and cabling for underground connection of single phase electricity to meter box up to 6 metres away from supply pit and electricity usage charge only during construction
- Connection of underground telephone conduit, gas and water supply including metering up to 6 metres away [does not include electricity and telephone consumer account opening fees]

### FOUNDATIONS

- Up to Class 'H' concrete waffle slab with a maximum of 300mm fall on building allotment with a maximum setback of 6 metres to the house
- Termguard termite spray system where required by relevant authority

### EXTERNAL FEATURES

- Natural clay bricks from builder's range
- Natural colour round bar mortar joints
- Front elevations as per working drawings. Rendering applied to selected areas as per plan [subject to Developer's approval]
- As per 6-star requirements, aluminium windows throughout with standard glazing
- Cement sheet infills above side and rear elevation windows and doors
- Feature front door entry with glass panel/s
- Front door entrance lockset
- External hinged door[s] entrance lockset if required as per plan
- Door seal and weather seals to all external hinged doors
- 2 external water taps – one at water meter and other at rear of house at builder's discretion

### INSULATION

- Insulation to ceiling as per 6-star energy rating report
- Insulation including sisalation to external brick walls to meet 6-star energy requirements

### ROOFING

- Concrete roof tiles with colour selection from builder's range
- COLORBOND® fascia and guttering
- COLORBOND® downpipes

### FRAMING

- Pine wall frame throughout and engineered pine roof trusses

### ELECTRICAL

- Internal light points: 1 x batten holder per room
- Supply and install light globes to all light fittings in the home
- 1 x double power point to each bedroom, bathroom, en-suite, garage and laundry, 2 x double power points to master bedroom, living areas and kitchen, 1 x single power point to fridge space
- White wall mounted switch plates
- 1 x TV point
- 1 x telephone point: One pre-wired telephone point to the kitchen including draw wire and conduit to underground pit
- Hardwired smoke detector[s] with battery back up
- RCD safety switches [earth leakage detectors] and circuit breakers to meter box

### HOT WATER SYSTEM

- 175L Solar hot water with gas booster and all necessary electrical and plumbing connections [positioned at builder's discretion] unless recycled [grey] water connection is available or rainwater tank is required, in which case a 135L gas hot water system installed [positioned at builder's discretion]

### HEATING

- Gas ducted heating installed with 1 x ceiling outlet to habitable rooms [excludes bathroom, en-suite, laundry and toilet]

*All heating and cooling will be installed in accordance with a construction roofing restrictions assessment. Where roof space allows, the ducted system will be installed. If roofing specifications do not allow, a wall furnace heater will be installed. Heating and cooling systems are assessed and installed at builder's discretion based on applicable spacing requirement.*

### GARAGE CAR ACCOMMODATION

- Double or single lock-up garage [as per plan]
- Plaster ceiling
- Concrete floor
- COLORBOND® roller door
- External walls: Brick or as per plan
- Skirting tiles to plaster walls of garage
- Pedestrian door [product specific]: Timber or steel, gloss enamel paint finish to doorframe, weatherproof flush panel door, low-sheen acrylic paint finish and entrance lockset

### INTERNAL FEATURES

- Room doors: Flush panel, 2040mm high hinged doors with chrome hinges
- Internal level door furniture in satin chrome finish
- Mouldings:
  - 67 x 18mm half-splayed MDF skirting
  - 67 x 18mm half-splayed architraves
- Air-cushioned door stops to hinged doors [where applicable]

### PLASTER

- 10mm plasterboard to ceiling and wall
- Villaboard to bathroom and en-suite shower walls
- 75mm cove cornice to all areas [except garage]
- 90mm cove cornice to garage

### PAINT 2 COAT APPLICATIONS

- Gloss enamel to internal doors, jambs and mouldings
- Flat acrylic paint applied to ceilings
- Washable low sheen acrylic to internal walls
- Gloss to front entry door
- Colours as per exterior and interior colour schedules

### STORAGE

- Shelving:
  - Walk-in robe: One melamine easy-clean shelf with hanging rail
  - Robes: One melamine easy-clean shelf with hanging rail
  - Pantry/Linen cupboards: Four melamine easy-clean shelves
- Handles: Internal knob in satin chrome finish

### KITCHEN

- Chef stainless steel 600mm fan forced electric oven EOC627S
- Chef stainless steel 600mm gas cook top GHS607S
- Chef canopy rangehood: Stainless steel 600mm wide CS601 if no overhead cupboards. If overhead cupboards, Chef slideout stainless steel 600mm wide REHR6S
- Stainless steel 1¼ bowl sink
- Chrome finish Flickmaster tapware
- Laminate door and 4no drawers from builder's range
- Post form laminate kitchen bench top from builder's range
- Melamine interior shelving
- Chrome handles from builder's range

### CARPET & TILES

- Carpet with underlay to areas not tiled. Selections from builder's range

### CERAMIC TILING

- Splash back wall tile to kitchen, bathroom, en-suite, and laundry from builder's range
- Floor tiles to en-suite, bathroom, laundry, WC, kitchen where shown on plans. Selections from builder's range
- 100mm high skirting tiles to bathroom, en-suite, WC and laundry

### LAUNDRY

- 45L white laundry trough with cabinet and bypass
- Builder's standard chrome tapware
- Chrome washing machine stops

### BATHROOM & ENSUITE

- Vitreous white china vanity 1-taphole basins
- Polished edge mirrors
- White bath in tiled podium
- 900mm x 900mm white acrylic shower base
- Semi-framed shower screen with aluminium frame and clear glazed pivot door
- Vitreous white china toilet suite
- Chrome tapware to basins & showers
- Exhaust fans to bathroom and en-suite
- Laminate doors and drawers from builder's range
- Post form laminate bench top from builder's range
- Melamine interior shelving
- Chrome handles from builder's range



Open plan kitchen



Bedroom



Main bathroom



Alfresco

# our differences

Along with a higher standard of inclusions, Hamilton Property Group offers:

- ✓ CUSTOM DESIGN
- ✓ STRONGER FRAME BUILD WITH ONLY 450MM INTERNAL STUD SPACINGS
- ✓ HIGHER TIMBER GRADED FRAMES [MGP10 PINE]
- ✓ CONCRETE FLOORS TO ALFRESCO AREAS
- ✓ H CLASS SLAB WITH SPECIALISED SUPERVISION & ENGINEERED CERTIFICATION
- ✓ HIGH QUALITY PREMIUM INCLUSIONS ARE OUR STANDARD
- ✓ KNOCK DOWN & REBUILD
- ✓ TEAM OF SITE SUPERVISORS
- ✓ FULL TIME QUALITY CONTROL OFFICER
- ✓ QUALIFIED TEAM
- ✓ FLEXIBILITY OF APPOINTMENTS

service . quality . trust



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