

**star** homes



# **HOME BUILDER** **INCLUSIONS**





**SITE INCLUSIONS**

Site costs.

Service connection - power, phone, water, sewer, gas and stormwater.



**CONCRETE SLAB**

Engineered concrete piers to suit 'M' classification soil.

Engineered concrete slab to suit 'M' classification soil.

Engineered concrete slab to front porch and rear alfresco.



**TERMITE TREATMENT**

Termite protection to pipe penetrations and perimeter cavity with a 50 year manufacturer warranty. (conditions apply).



**TIMBER FRAME**

Nominal 2600mm high ceilings to ground floor and nominal 2450mm high ceilings to first floor (Design Specific).

450mm eaves to roof line (Design Specific).

90mm internal and external timber wall frames.

300mm engineered timber joist system to first floor (Design Specific).

Engineered timber roof trusses.



**EXTERNAL FAÇADE**

Austral Everyday Life face bricks or equivalent from builders standard range.

James Hardie Primeline Newport, Scyon Linea or Scyon Axon cladding including wall wrap and window trims with paint finish (Design Specific).

Feature Maroka to front façade (Design Specific).



**WINDOWS**

Aluminium windows and sliding external doors including security keyed windows and door locks with obscure glass to bathrooms, ensuite and powder room. (Design Specific) Colour from standard range.



**ROOFING**

Bristle Classic concrete shingle roof tiles.

Colorbond roofing (Design Specific).

Sarking to the underside of roof tiles and colorbond roofing.



**FASCIA, GUTTER & DOWNPIPES**

Colorbond fascia and gutter with PVC downpipes with paint finish.



**INSULATION**

R2.0 Insulation to external walls (excluding garage).

R1.0 Insulation to floor above garage (Design Specific).

R3.5 Insulation to ceilings with roof over (excluding garage, porch and alfresco).

Note: Subject to BASIX requirements.



**FRONT DOOR**

920 x 2040mm high Corinthian Blonde Oak 5G entry door with clear glass and paint finish (Design Specific).



**INTERNAL DOORS**

2040mm high flush face internal doors with paint finish.



**ARCHITRAVES & SKIRTINGS**

67 x 18mm Bevel timber profile architraves and skirtings with paint finish.



**INTERNAL LININGS & CORNICES**

Plasterboard to internal walls and ceilings with paint finish.

90mm cove cornices throughout with paint finish.



**DOOR FURNITURE**

Delf Linear Secure multi function lock to front door in satin chrome finish.

Delf Madrid passage set to internal doors with privacy sets to all bathrooms in satin chrome finish.

Delf Cavity Slider door set to cavity sliding doors in stainless steel finish.

Delf Madrid dummy set including roller catches to linen cupboard and wardrobes in satin chrome finish.

Delf Door Stop round to bedrooms, bathrooms and living area doors (excluding wardrobe and linen cupboard doors) in satin chrome finish.



**STAIRCASE**

Painted timber staircase with stainless steel balusters and MDF treads and risers with carpet finish (Design Specific).

 **BUILT-IN WARDROBES**

2040mm high flush face pre-hung internal doors in paint finish to bedroom robes with one (1) melamine shelf and hanging rail in white finish.

 **WALK-IN WARDROBE**

2040mm high flush face cavity sliding door in paint finish with one (1) melamine shelf and hanging rail in white finish and (1) draw tower with 4 draws and 2 adjustable shelves.

 **LINEN CUPBOARDS**

2040mm high flush face prehung internal doors in paint finish to linen cupboards with four (4) melamine shelves in white finish.

 **GARAGE DOORS**

Colorbond slimline sectional garage door in standard finish.  
Automatic remote control garage door opener including 2 x handsets.

 **HOT WATER SYSTEM**

Rinnai B26 6 star instantaneous 26 litre gas recessed hot water system.

 **KITCHEN**

20mm Caesarstone bench top to kitchen. Colour from standard range.  
Laminex kitchen cabinetry doors and overhead cupboards. Colour from standard range.  
Bulkheads to overhead cupboards.  
Kick boards to match kitchen cabinetry doors and draws.  
Cutlery tray to kitchen drawer.  
Provision for microwave including single power point.  
Tiled splash back to kitchen.

 **KITCHEN SINK**

Seima Acero double stainless steel sink with side drainer.

 **KITCHEN APPLIANCES**

600mm Westinghouse electric under bench oven in stainless steel and black glass finish.

600mm Westinghouse 4 burner gas cooktop in stainless steel finish.

600mm Westinghouse slideout externally ducted range hood in stainless steel finish.

 **GAS CONNECTION**

Gas service connection from front boundary to house, including provision for hot water system, cooktop, internal bayonet point located in family room and external bayonet point located in alfresco (Design Specific).

 **ELECTRICAL**

Three phase mains provision NBN provision includes:

- Conduit and draw wire from front boundary to metre box.
- Conduit and draw wire from metre box to internal garage wall.
- One single power point to internal back wall of garage.
- One additional telephone point to back internal wall of garage.
- One CAT6 data point to internal wall of garage.

Earth leakage circuit breaker for lights and power.

Digital antenna.

Oyster light fittings to kitchen, living, dining and alfresco (Design Specific).

Clipsal iconic range switches and GPO's.

IXL's to bathrooms.

Light point to each room.

Way switch to stairs only. Due to WHS and maintenance requirements, Star Homes does not provide light fittings over stairwells or voids.

Double power points (Double GPO) to all rooms including garage and alfresco.

Power provision (Single GPO) for auto garage door opener, fridge, dishwasher, microwave and rangehood ducted to outside.

Hills Home Hub control box (600 series) located in garage.

Telephone points (Kitchen and Bed 1)

Television points (Family Room, Lounge Room and Bed 1 Design Specific).

External light point to eaves at external doors.

External junction box beside external doors without eaves (for fitting by owner).

Direct wired smoke detectors with battery backup as required.

 **AIR CONDITIONING**

Mitsubishi split system air-conditioning unit with controller located in living area.

 **LAUNDRY SINK UNIT**

Seima Tilos 45 Litre stainless steel tub with white metal cabinet.



**VANITY UNITS**

20mm Caesarstone bench tops. Colour from standard range.  
Laminex wall hung vanity cabinet with doors only. Colour from standard range.



**VANITY SINK**

Seima Kyra 210 semi recessed basin and/or Kyra 017 inset basin with one tap hole and chrome pop up waste to bathrooms and ensuite (Design Specific).



**VANITY MIRRORS**

Vanity width x 900mm high floating frameless polished edge mirrors.



**BATHROOM ACCESSORIES**

Phoenix Radii towel rail, toilet roll holder and robe hook to bathroom and ensuite in chrome finish.  
Phoenix Radii towel ring and toilet roll holder to powder room in chrome finish.



**BATH**

Decina Bianco 1600mm long back to wall freestanding bath to bathroom.



**TOILET SUITES**

Seima Modia wall faced clean flush toilet suite to bathrooms, ensuite and powder room (Design Specific).



**SHOWER SCREENS**

2000mm high semi framed chrome shower screens with pivot door to bathrooms.



**TAPS & FITTINGS**

Phoenix Pina chrome sink mixer to kitchen sink.  
Phoenix Ivy Mk11 chrome sink mixer to laundry sink.  
Phoenix Pina chrome sink mixer to basins.  
Phoenix Pina chrome wall mixer to showers with Phoenix Pina rail shower.  
Phoenix Pina chrome wall mixer and spout to bath.  
Chrome washing machine taps concealed in laundry cabinet.



**WALL & FLOOR TILING TO WET AREAS**

Wall and floor tiles to wet areas including waterproofing and silicone.

Tiling heights;  
• Bathroom and Ensuite; 2100mm high to shower, one row of tiles over vanities and bath with skirting tile to remainder.  
• Feature strip tile to all showers.  
• Laundry; single row of tiling over laundry tub with skirting tile.  
• Powder Room; single row of tiling over vanity with skirting tile.  
• Tile in floor wastes



**FLOOR COVERINGS**

Ceramic floor tiles to entry and kitchen with carpet to remainder of dwelling including stairs (Design Specific). Colour from standard range.



**PAINTING**

Taubman's paint finish to internal walls including 1 internal wall colour, 1 ceiling colour and gloss paint to doors, architraves and skirting. Colour from standard range.  
Taubman's paint finish to external cladding and downpipes. Colour from standard range.



**EXTERNAL WORKS**

Coloured concrete driveway to boundary with crossover to councils specification.  
Rainwater tank to comply with BASIX requirements. Colour from standard range.  
2 external taps positioned at front and rear of house.  
Non-slip ceramic floor tiles to front porch and rear alfresco. Colour from standard range.



**OCCUPATIONAL HEALTH & SAFETY**

Heavy duty scaffold to perimeter of house. Safety rail to perimeter of first floor.  
Stair void protection.



**COUNCIL / AUTHORITY FEES & CERTIFICATIONS**

Home Building Compensation Fund (HBCF) policy.  
Development Application (DA) or Complying Development Certificate (CDC) fee and inspections.  
Long service levy fee.  
Architectural plans.  
BASIX and NatHERS certificate.