

**star**\*homes



**LUXURY**  
**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

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

Feature render to front facade with paint finish.



**WINDOWS**

Aluminium windows and stacker external door including security keyed windows and door locks with translucent glass to bathrooms, ensuite and powder room. (Design Specific).

Roller blinds to windows.

Flyscreens to windows and stacker door.



**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**

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

Delf Metro with single 600mm pull handle to front door.



**INTERNAL DOORS**

2040mm high flush face internal doors with paint finish.



**ARCHITRAVES & SKIRTINGS**

66 x 18mm Bevel timber profile architraves with paint finish.

90x18mm Bevel timber profile skirting with paint finish.



**INTERNAL LININGS & CORNICES**

Plasterboard to internal walls and ceilings with paint finish.

90mm cove cornices throughout with paint finish.

Square set ceilings to bathroom and ensuite.

Feature drop ceiling to kitchen (Design Specific).



**DOOR FURNITURE**

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 wardobes 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 doors in paint finish to bedroom robes with one (1) melamine shelf and hanging rail in white finish and (1) draw unit with four draws and 2 adjustable shelves.

**WALK-IN WARDROBE**

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

**LINEN CUPBOARDS**

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

**KITCHEN**

40mm stone bench top to kitchen with 40mm waterfall edge to island bench (Design Specific).

Polyurethane kitchen cabinets with feature laminate overhead cupboards and island bar back.

Glass splashback.

Bulkheads to overhead cupboards.

Kick boards to match kitchen cabinetry doors and draws.

Cutlery tray to kitchen draw.

Provision for microwave including single power point.

Seima Acero undermount double bowl stainless steel sink including accessories.

**BUTLERS PANTRY (DESIGN SPECIFIC)**

Butler's pantry with joinery, overhead cupboards, 40mm stone benchtop and splashback to match kitchen including Seima Acero 1200 abovemount double bowl stainless steel sink with side drainer, Phoenix Vivid Slimline pull out chrome sink mixer (Design Specific).

**KITCHEN APPLIANCES**

900mm Westinghouse electric under bench oven in stainless steel and black glass finish (WVE915SCA).

900mm Westinghouse 5 burner gas cooktop in stainless steel finish (WHG955SB).

900mm Westinghouse slideout externally ducted range hood in stainless steel finish (WRR904SB).

600mm Westinghouse freestanding dishwasher in stainless steel finish (WSF6604XA).

**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.

**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 NBN pit to metre box.
- Conduit and draw wire from metre box to hills home hub.

Individual earth leakage circuit breakers for every circuit.

Digital antenna.

Clipsal iconic range switches and GPO's.

Heat, fan, light unit to bathroom excluding powder room ducted to outside.

2 way switch to stairs (Design Specific).

2 way switch to ground floor hallway.

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

Additional power point to living areas, bed 1, kitchen, WIP and laundry (Design Specific).

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

Hills Home Hub control box (600 series) located in garage, includes double GPO, TV splitter and data switch.

TV and Data points to bed 1 and living rooms (Design Specific).

External wall light beside external laundry door (Design Specific)

Direct wired smoke detectors with battery backup as required.

LED Downlights throughout excluding bathrooms

Bosch 2000 series alarm system with front door key pad, 3 motion sensors, internal and external siren.

3 LED up/down external front façade wall lights.

Home theatre dimmable down light switch (Design Specific).

**AIR CONDITIONING**

Actron ducted air conditioning with two (2) zones and square multidirectional PVC ceiling vents in white finish.



**VANITY UNITS**

20mm stone bench tops.  
Feature laminate wall hung vanity cabinet with doors only.



**VANITY SINK**

Seima Kyra 215 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 frameless polished edge mirrors.



**BATHROOM ACCESSORIES**

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



**BATH**

Seima Paxi 101 super-ellipse design 1500mm 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 frameless chrome shower screens with pivot door to bathrooms and ensuite.



**TAPS & FITTINGS**

Phoenix Vivid Slimline pull out 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 and bath.  
Phoenix Pina chrome wall outlet to bath.  
Phoenix twin shower head on rail to bathroom and ensuite.  
Chrome washing machine taps concealed in laundry cabinet.



**LAUNDRY**

20mm stone bench top.  
Polyurethane laundry cabinetry with doors only.  
Seima Acero 45L stainless steel sink.



**WALL & FLOOR TILING TO WET AREAS**

600x600mm porcelain floor tiles and 300x600mm wall tiles to wet areas including waterproofing and silicone.

Tile in floor wastes.

Shower niches to bathroom and ensuite

Tiling heights;

- Full height to bathroom and ensuite
- Feature wall to bathroom (Design Specific)
- Laundry; single row of tiling over laundry tub with skirting tile.
- Powder room; single row of tiling over vanity with skirting tile.



**FLOOR COVERINGS**

600x600mm Porcelain floor tiles to ground floor excluding lounge, home theatre and bedrooms (Design Specific).

Carpet to remainder of dwelling including stairs (Design Specific).



**PAINTING**

Taubman's paint finish to internal walls including 1 internal wall colour, 1 ceiling colour and gloss paint to doors, architraves and skirting.

Taubman's paint finish to external cladding and downpipes.



**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 600x600mm porcelain tiles to front porch and rear alfresco (Design Specific).



**OCCUPATIONAL HEALTH & SAFETY**

Heavy duty scaffold to perimeter of house. Safety rail to perimeter of first floor (Design Specific).

Stair void protection (Design Specific).



**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.