

INCLUSIONS

LUXE INCLUSIONS

Finish, workmanship and designer style evoke luxury in even the finest detail.



PRELIMINARIES

- Soil test, feature survey inspection, bushfire attack level assessment and wind speed report.
- Building permit and property information application.
- 6-star energy rating assessment.
- Sewer fees, drainage fees and plumbing application.
- Home Owners Warranty (HOW) insurance certificate.

CONNECTIONS

(Based on a lot size of up to 600sqm)

- Same side dry water tapping up to 5 metre house setback.
- Balanced cut and fill up to 300mm over building platform.
- Sewer drains and stormwater to connection point within building lot or 12 metres from home.
- Engineered designed M class concrete waffle slab (25MPA concrete).
- Pest control capping to slab pipes and reticulation and pipe penetrations termite system Part A and B.
- Single phase underground electrical connection up to 5 metre setback or 12 metres from electrical pit.
- Phone trenching from Telstra pit to house including 1 phone point. Excludes consumer account opening fees.

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Structural

- 2700mm nominal ceiling height to single storey homes and ground floor of double storey homes.
- 2590mm nominal ceiling height to first floor of double storey homes.
- 90mm MGP10 pine wall frame with pine pre-fabricated roof trusses.
- 450mm wide eaves to full perimeter of ground floor roofline

of single storey homes; to full perimeter of first floor roofline only of double storey homes (design and facade dependent).

- Steel lintels above all windows and doors including garage door with brickwork above (design and facade dependent).
- Master ensuite, bathroom and powder room to single storey homes, as per Luxe 296.
- Master ensuite, powder room, and ensuites to bedrooms 2, 3 and 4 to double storey homes, as per Luxe 437.

Electrical

- Up to 30 round white 9-watt LED downlights positioned at clients nominated location.
- Up to 25 ceiling batten light points with shade and compact fluoro globe positioned at clients' nominated locations.
- Safety switch test.
- Iconic series switches and outlets to all internal points.
- Para flood light point to outside laundry door.
- Up to 30 double power points positioned at clients nominated locations.
- Single power point for fridge space, dishwasher and remote-control garage door.
- Two single power points with dual USB charging outlet.
- Double external power point positioned at clients nominated locations.
- Ducted exhaust fan to powder room to outside wall (double storey homes only).
- Energy rated exhaust fans located to showers.
- Smoke detectors with interconnecting circuit at specific nominated locations.

6-Star energy rating and heating

- 6-star energy rating with standard plan on any orientation.
- Protective breathable insulating wall wrap to all external walls.
- CSR R2.0 gold wall batts between common wall of house and garage and all external walls excluding garage and alfresco.

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- CSR R3.5 gold batts to ceiling space with CSR R2.5 gold batts to perimeter of ceiling space, excluding garage and alfresco.
- Brivis ducted heating to all living areas and bedrooms with programmable thermostat.
- Bradford Tesla Chargepack 5.40KW grid connected solar PV system including Tesla Powerwall 2 daily cycle 14KWh battery installed to garage, single phase 5.0KW Solaredge inverter with ethernet connection and optimisers and 20 solar panels installed to roof. *Note: Alternative solution report is available for viewing upon request.*
- Bradford Tesla back up unit including SolarEdge back up unit and connection of circuit including fridge power point, Kitchen USB power point, and hot water service power point to Tesla battery storage.
- Rinnai Infinity continuous gas hot water service with Smartbox® recess box preset to 50 degrees.

Internal fixing and paint

- Square set cornices to single storey homes, to ground floor and first floor of double storey homes, excluding garage.
- Square set plaster reveals to all windows and external doors.
- 67x12mm double pencil round skirting boards and door architraves (primed MDF).
- Premium Redicote doors to all internal doors with 2340mm high doors to single storey homes and ground floor of double storey homes, 2040mm high doors to first floor of double storey homes, including cushioned door stops.
- Gainsborough® Allure lever set with double cylinder to front entry door.
- Keyed lock to rear garage access door and door between garage and house.
- Chrome hinges, latches and striker plates throughout.
- Gainsborough chrome passage lever sets to internal swing doors.
- Dulux® three coat paint system to all internal walls and two coats to ceiling.

Windows and doors

- Boutique fully glazed windows throughout home including up to 2 butt-jointed corner windows to single storey homes, up to 5 butt-jointed corner windows to double storey homes, awning and fixed picture windows to balance of home (design and facade dependent).
- Flyscreens and window locks to all openable windows.
- Boutique stacker door with lock to alfresco or sun court (design dependent).
- Meranti front entry door frame with clear sidelights and 2340mm high x 1200mm wide flush panel front entry pivot door in painted finish.

External

- Selection of face bricks from the Arden collection with natural colour rolled or ironed mortar joints to single storey homes and ground floor of double storey homes. Lightweight cladding with render to first floor offset walls of double storey homes (design and facade dependent).
- Selection of roof tiles from the Arden collection including standard ridge capping and guardrail to perimeter of house.
- Colorbond® fascia, quad gutter and downpipes in a range of colours.
- Flat deck roof to alfresco with 'Kiplok' Colorbond® roof (double storey homes only). Design and facade dependent.
- Selection of Colorbond® panel lift garage doors with remote control and two transmitters plus one cradle mount.

Robes and linen

- Broom section and melamine shelf and chrome hanging rail to Laundry (design specific).
- Walk-in robe to master suite with melamine shelf, double hanging rail and two robe drawer and shelving tower units.
- Linen cupboard with 4 melamine shelves including broom storage.
- Walk-in robe to bedroom 2,3 and 4 with melamine shelf and double hanging rail.

Staircase, voids and decorative screens

- Hardwood staircase with open treads, straight stringer, including base platform to stairs, 12mm thick clear glass balustrade and hardwood handrail in a choice of stain colours (double storey homes only).
- Hardwood timber decorative screen with feature metal work to master ensuite in a choice of stain colours.

Cabinetry to kitchen, pantry and laundry

- Laminate base cabinets to kitchen with 40mm Caesarstone® benchtop to island bench and Franke double bowl undermount sink. Caesarstone® 20mm benchtop to rear bench of kitchen. Pot drawers, overhead cupboards and feature laminate bookcase as per plan (design dependent) Choice of handles.
- Laminate feature island servery benchtop and laminate end panel to fridge space.
- Soft close doors and drawers to kitchen, pantry and laundry.
- Laminate base cabinets to pantry with 20mm Caesarstone® benchtop with Franke single bowl undermount sink, overhead cupboards and four open laminate shelves to end (includes feature open shelves to overhead cupboards).
- Laminate base cabinets to laundry with 20mm Caesarstone® benchtop with stainless steel inset trough and provision for under bench washing machine and dryer.

Cabinetry to powder room, master suite, ensuite 2, 3 and 4

- Laminate base cabinets to master suite, bathroom, ensuites to bedrooms 2,3,and 4 (design dependent) with 20mm Caesarstone® benchtops and vitreous china undermount sinks with pop up waste. Choice of handles.
- Dropped front fixed laminate cabinet to powder room with 20mm Caesarstone® benchtop and vitreous china undermount sink with pop up waste.
- Soft close doors and drawers to vanities as displayed (Design dependent).

Tapware and shower outlets

- Phoenix Gloss chrome kitchen sink mixer to kitchen, pantry and laundry.
- Phoenix Gloss chrome wall mixer outlets with chrome back plate to powder room, bathroom and ensuite vanities.
- Phoenix Gloss chrome shower mixer to showers.
- Phoenix Vivid chrome four function shower head and rail to showers.
- Phoenix Gloss chrome bath wall mixer outlet with chrome back plate to baths.
- Freestanding white 1800mm long bath, with pop-up waste to master ensuite, tiled hob 1600mm long white bath to bathroom (design dependent).
- Phoenix accessories including single towel rail to bathroom and ensuite(s) and single toilet roll holders to toilets.

Tiling and glass splashbacks

- Starfire glass splashback with power point cut out to kitchen and Starfire glass splashback to pantry in a choice of colours.
- Selection of ceramic and porcelain floor tiles to entry, kitchen, pantry, laundry, living, dining, powder room, master ensuite, bathroom, ensuites to bedrooms 2,3 and 4 (design dependent). Also available timber-look laminate at no additional cost (excluding wet areas).
- Tiled skirts to wet areas.

Carpet

- Selection of carpet from the Arden collection to balance of home.

Shower screens, mirrors and plumbing

- Euro semi-frameless 2000mm high shower screen to showers.
- Tiled shower base with smart tile waste to showers.
Note: Internal shower compartments may be smaller than the nominated shower base size due to positioning of shower frame.

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- Polished silver mirrors above powder room, ensuite and bathroom vanities.
- Hot and cold concealed washing machine points to laundry cabinets.
- High pressure gas connection.
- One garden tap to front on metre and one attached to house.
- White closed coupled china toilet suites with soft close seat.

Appliances

- Fisher & Paykel integrated french door refrigerator (896mm wide). ActiveSmart™ foodcare, frost free freezer, adaptive defrost, humidity control system, Sabbath mode. Variety of cabinetry and handle options.
- Fisher & Paykel 900mm wide electric induction cooktop. Classic aesthetic black ceramic surface, 5 zones, 1 dual zone, Auto heat reduce, GentleHeat, touch and slide controls, power-boost and SmartZone bridging.
- Fisher & Paykel 600mm wide built-in ovens (Quantity 2). AeroTech technology, AvtiveVent™ spelling system, automatic rapid pre-heat and 3200W Grill.
- Fisher & Paykel 900mm wide built-in Integrated rangehood with surface extraction, 3 fan speeds, LED lighting, dishwasher safe and mesh filter.
- Fisher & Paykel integrated dishwasher. 15 place settings, top door interface, brackets included to allow for a fully integrated kick strip, adjustable kick-strip depth and height, multiple wash programs, quiet performance.



