

## INCLUSIONS

# LUMINA INCLUSIONS

We add value to every home with standard inclusions that set new standards.



## 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

- 2590mm ceiling height to single storey homes and 2440mm ceiling height to first floor of double storey homes.
- 90mm MGP10 pine wall frame with pine pre-fabricated roof trusses.
- Selection of no charge facades, with render highlights and 450mm wide eaves to front facade (design and facade dependent). 450mm wide eaves to full perimeter of first floor roofline of double storeys (design and facade dependent).

- Under roofline alfresco complete with concrete slab base, brick pier where shown, tiled roof with plaster lined ceiling and batten light point (design specific).
- Steel lintels above all windows and doors including garage door with brickwork above (design and facade dependent).

### Electrical

- Iconic series switches and outlets to all internal points.
- Double power points throughout with single power point for fridge, dishwasher and remote-control garage door.
- Two TV points with 7 metres of RG6 cable left in ceiling space for future antenna connection.
- Double external power point as positioned.
- Ceiling batten light points as per standard plan with shade and compact fluoro globe.
- Para flood light point to outside of laundry door.
- Self-sealing energy rated exhaust fans above showers.
- Ducted self-sealing energy rated exhaust fan to powder room to outside wall (double storey designs).
- Energy rated exhaust fans located to showers.
- Smoke detectors with interconnecting circuit at specific nominated locations.
- Safety switch test.

### Internal fixings and paint

- 75mm cove cornices throughout.
- 67x12mm double pencil round skirting boards and door architraves (primed MDF).
- Premium Readicote doors 2040mm high with cushioned door stops to all internal doors.
- Gainsborough® keyed lock to rear garage access door and between house and garage access door.
- Selection of Gainsborough® handles to internal doors and cylinder knobs to robe doors.

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- Chrome hinges, latches and striker plates throughout.
- Gainsborough® Tri-Lock lever set with double cylinder to front entry door.
- Dulux® three coat paint system to all internal walls and two coats to ceiling.

### Windows and doors

- Corinthian PMAD range front entry door with clear glass.
- Aluminium awning windows to front facade. Aluminium fixed and sliding windows to sides and rear (design dependent).
- Flyscreens and window locks to all openable windows.
- Clear glazed Corinthian hinged external door or aluminium sliding external door to laundry (design dependent).

### 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.
- Selection of Colorbond® panel lift garage doors with remote control and two transmitters plus one cradle mount.

### 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.
- 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.

- Rinnai gas boosted continuous gas hot water service with storage tank and solar panel preset to 50 degrees.

### Staircase

- Selection of carpet from the Arden collection to MDF closed tread and risers, painted stringer, painted pine profile handrail and painted pine square newel posts with round stainless steel or matt black aluminium balusters.

### Pantry, robes and linen

- Broom section and melamine shelf and chrome hanging rail to Laundry (design specific).
- Linen cupboard with 4 melamine shelves.
- Robes with one melamine shelf and chrome hanging rail to bedrooms.
- Walk-in Pantry with 4 melamine shelves.

### Tiling

- Selection of ceramic and porcelain wall tiles to kitchen, ensuite, bathroom, powder (design dependent) and laundry.
- 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.

### Cabinetry to kitchen and laundry

- Laminate base cabinets to kitchen with 20mm Caesarstone® benchtops and Franke double bowl top mounted sink.
- Laminate base cabinets to laundry with square edge laminate benchtop and stainless-steel inset trough and provision for under bench washing machine connections.
- Laminate overhead cabinets to kitchen.
- Soft close hinges throughout to cabinets.
- Choice of Hafele handles throughout to cabinets.

### Cabinetry to powder room, ensuite and bathroom

- Dropped front fixed laminate to powder room with Laminate benchtop and selection of vitreous china semi inset basins with pop up waste.
- Laminate base cabinets to ensuite and bathroom with square edge laminate benchtops and selection of vitreous china semi inset basins with chrome pop up wastes.
- Soft close hinges throughout to cabinets.
- Choice of Hafele handles throughout to cabinets.

### Carpet

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

### Tapware and shower outlets

- Selection of Phoenix chrome or matte black sink mixer to Kitchen sink.
- Selection of Phoenix chrome or matte black basin mixers to basins
- Selection of Phoenix chrome or matte black shower mixers to showers.
- Selection of Phoenix chrome or matte black bath wall mixer outlet with backplate to bath.
- Phoenix Vivid chrome four function shower head and rail to showers.
- 1600mm long white acrylic bath to bathroom.

- Alpine chrome sink mixer to Laundry trough.
- Chrome accessories including single towel rail to bathroom and ensuite(s) and single toilet roll holders to toilets.

### Shower screens, mirrors and plumbing

- 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.*
- Polished silver mirrors above powder room, ensuite and bathroom vanities.
- 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 900mm wide freestanding dual fuel upright cooker. LPG/natural gas compatible, AeroTech technology, wok burner, cast iron trivets, 7 function electric oven.
- Fisher & Paykel dishwasher. 14 place settings, quiet operation, TermoDry system, three-stage filtration system, variable wash pressure technology.
- Fisher & Paykel 900mm wide wall chimney pyramid rangehood. Surface extraction, 3 fan speeds, large size ideal for spacious cooking areas.