

INCLUSIONS

Aspire
RANGE

1 June 2018

Preliminary

Building permits subject to approved building surveyor (town planning permits not included)

Building plans

Soil test and engineering designs (standard designs)

Site and rescode survey

Contract documentation

300mm fall allowance over building platform

Connections

Up to 600m² block

Gas, electricity and water to 5m setback

Stormwater and sewer connection

(subject to point location) to 4m depth

Phone trench and point

Base

Class M concrete slab

Concrete pump

Termite protection

Exterior

Aluminium full sash awning windows to front elevation and aluminium awning windows to remainder

Double Glazing to all windows

(excluding sliding doors and biparting windows - some custom designs may incur extra costs)

Window locks & flyscreens to all opening windows (excluding biparting windows)

Colorbond fascia and gutters

Choice of entry door from builder's range

Plaster lined porch areas

Quality external door furniture (trilock to entry)

Front and rear tap

Stacker doors or aluminium bi-parting to meals area (design specific)

Bricks

Bricks from standard builder's range

Natural mortar colour

Rolled joints

Steel lintels and brickwork above all windows

Roofing Material

Choice of Colorbond roof or cement roof tiles from standard builder's range

Garage

Double garage under roofline with concrete floor and plaster ceiling and walls

Colorbond panel lift door

Remote control with 1 wallmount and 2 handsets

Light and power

Internal access to home (design specific)

Interior

2590mm ceilings to dwelling

Flush panel doors 2040mm high throughout

Quality metal lever door furniture

Built in robes to bedrooms, walk in robe to bedroom 1 with single shelf and rail (design specific)

Built in linen cupboard to laundry (design specific)

90mm cove cornice

Painting

Low sheen acrylic to interior walls

3 coat paint system to walls

Gloss enamel to trim and doors

Weather tough acrylic to all exterior surfaces

Kitchen

Soft closers to all doors and cutlery drawers

900mm upright cooker and stainless canopy rangehood

Dishwasher provision with plumbing connections

Glass splashback to wall behind hot plate area

1 3/4 bowl stainless steel sink with choice of flickmixer tap

Laminated doors (square edge)

20mm stone benchtops (from builder's range)

Built in pantry or walk in pantry (design specific)

Overhead cupboards (design specific)

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Laundry

Base cabinetry with two hinged doors

Built in linen and broom cupboards
(design specific)
Chrome tapware

Electrical

Internal batten holders throughout
Double power points
Smoke detectors
Safety switch
Exhaust fans to bathroom and ensuite
TV points x 2

Wall Tiling

Premium ceramic tiles to all wet areas
(kitchen excluded)

Feature tiles from standard builder's range

Bathroom/ Ensuite

20mm stone benchtops (from builder's range)

Choice of Designer bath
Choice of ceramic basins
Choice of stainless steel flickmixer taps
Semi frameless pivot screens

Tiled bases to ensuite and bathroom (raised tiled hob)

Large mirrors over vanities with polished edge
Dual flush toilet suites

Extensive Floor Coverings

Ceramic floor tiles to entry, front hallway, kitchen, meals area and all wet areas or Laminate Timber FX floor options to choose from

Carpet

Quality carpet to remaining areas

Hot Water Service

Continuous flow gas boosted solar hot
water system (2 panel)

Heating

Gas ducted heating to acrylic ceiling registers
with electronic thermostat
Number of points specific to design

Insulation:

Wall: Sisalation and R1.5 batts to all external
walls (excluding garage)
Ceiling: Provide R3.5 batts to ceiling of house
(excluding garage and outdoor areas)

General

6 1/2 year guarantee
13 week maintenance period
House and site cleaned
Huge choice of colour schemes
6 star energy rating (subject to site plan layout)

Not included

Front, perimeter and internal fencing
Landscaping, driveway, paths and paving
Planning permits (if required by Council)
Built in furniture, furniture, decorator items,
wall paper, feature walls, home theatre
systems, window furnishings, towel rails,
toilet roll holders, timber windows, windows
to garages, electrical items not shown on
standard electrical plan, ceiling fans, cooling/
air conditioning, security systems, pergolas,
timber decking, barbecues, retaining walls
and external concrete, tiled patios and
community infrastructure levy if required
by council.

*some of the above items may be included in house
and land packages