



YOUR INCLUSIONS

Effective 01/02/2025

Signature
RANGE

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 double glazed awning windows throughout

Window locks and flyscreens to all opening windows (excluding biparting/bifolding)

Colorbond fascia and gutters

Plaster lined porch areas

Quality external door furniture

Front and rear tap

Double glazed sliding doors x 2 (design specific)

Bricks

Bricks from standard builder's range

White mortar

Rolled joints

Steel lintels and brickwork over windows and doors to facade

Roof Tiles

Cement roof tiles from standard builder's range

Garage

Double garage under roofline with concrete floor and plaster ceiling and walls (single garage on some designs)

Colorbond panel lift door

Remote control with 1 wall mount and 2 handsets

Light and power

Internal access to home (design specific)

Interior

2590mm ceilings to dwelling (ground floor)

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

Single towel rails to ensuite and bathroom and toilet roll holders x 2

Painting

Haymes low sheen acrylic to interior walls (2 coat system)

Gloss enamel to trim and doors

Weather tough acrylic to all exterior surfaces

SJDhomes

Building **more** than homes

Kitchen

Stainless steel appliances

900mm upright cooker or 900mm under bench oven and cooktop and canopy rangehood

Reconstituted stone bench top with 20mm aris edge

Dishwasher provision with plumbing connections

Tiled splashback behind hot plate area

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

Laminated doors (square edge)

1 set of 3 pot drawers

Built in pantry or walk in pantry (design specific)

Overhead cupboards (design specific)

Laundry

Built in linen and broom cupboards (design specific)

Chrome tapware

1000mm of laundry base cabinets

Electrical

Single phase solar PV system with a 3.52kWh inverter and up to 3500 watts of panels

Internal batten holders throughout

Double power points

Smoke detectors

Safety switch

Externally vented exhaust fans to bathroom and ensuite

TV Points x 2

Wall Tiling

Premium ceramic tiles to all wet areas (kitchen excluded)

Bathroom/Ensuite

Choice of designer bath

Choice of ceramic basins

Choice of stainless steel flickmixer taps

Flush tiled shower bases to ensuite and bathroom

Reconstituted stone bench top with 20mm aris edge

Semi frameless pivot screens

Shower rail to ensuite and bathroom

Large mirrors over vanities with polished edge

Dual flush toilet suites

Flooring

Ceramic floor tiles to entry, front and rear hallway, kitchen, meals area and all wet areas or laminate timber fx floor options

Carpet

Quality carpet to remaining areas

Hot Water Service

Heat pump 300 litres

Heating

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

Insulation

Wall: Sisalation and R2.5 batts to all external walls (excluding garage)

Ceiling: Provide R5 to dwelling and garage ceiling (excluding porch and outdoor areas)

R2.0HP batts to internal walls of wet areas

General

10 year guarantee

13 week maintenance period

House and site cleaned

Colour selection appointment with an interior designer

Extensive selections within standard range

7 star energy rating (subject to site plan layout)

Not included

External works including fencing, Landscaping, driveway, paths and paving.

Planning permits (if required by council)

Displayed items including built in furniture, furniture, decorator items, home theatre systems, window furnishings, timber windows, Colorbond roofing, windows to garages, electrical items not shown on standard electrical plan, ceiling fans, cooling/air conditioning, TV antenna, security systems, pergolas, timber decking, barbecues, retaining walls and external concrete, tiled patios and community infrastructure levy if required by council.

Removal of excess soil from the building site (other than being due to the removal of vegetation)

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

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* Some images are for illustration purposes only and may contain items not included in all SJD products. The prices are based on each house as standard and not as displayed. SJD homes reserves the right to alter prices or the terms without notice.

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