



YOUR INCLUSIONS

Effective 1 March 2026

Signature
RANGE

PRELIMINARY

10-year structural guarantee

13-week warranty period

Building permit, property information application, soil test and feature survey inspection

Building plans and engineering designs

HIA Contract documentation

CONNECTIONS

Up to 300mm of fall allowance over building platform

Underground electrical connection up to 10m setback and water connection up to 6m setback

Stormwater and sewer drains to connection point within 10m of home to 4m depth

Phone trenching from Telstra pit up to 10m to house including one phone point

Front and rear tap

Class M concrete waffle pod slab including concrete pump

Termite treatment to all slab penetrations and perimeter of slab

ENERGY EFFICIENCY

7-star energy rating with standard plan on any orientation

3kWh solar PV inverter with up to 3500 watts of panels (single or three phase, block dependent)

Hot water heat pump system

Split system to up to two main living areas, and heat panels to all bedrooms and remaining living areas.

INSULATION

R2.5 insulation batts and sisalation wrap to all external walls (excluding garage)

R5.0 insulation batts to dwelling and garage ceiling (excluding porch and outdoor areas)

R2.0HP insulation batts to internal walls of wet areas

R 2.0 insulation batts to internal walls between house and garage

FACADE

BRICKS

Selection of Austral bricks with off white mortar and rolled finish

ROOFING

Selection of Bristle Designer and Artisan cement roof tiles

COLORBOND® fascia and gutters

Plaster lined porch areas

Steel lintels and brickwork over windows and doors of façade (where applicable)

GARAGE

Double garage under roofline with concrete floor and plaster ceiling and walls and internal access door

COLORBOND® panel lift door with two remote control handsets

PAINT

Haymes weather tough acrylic paint to all external surfaces

WINDOWS & DOORS

Double glazed aluminum hybrid awning windows and sliding doors throughout (design specific)

Flyscreens and window locks to all opening windows (excludes biparting/bifolding)

Select Corinthian PMAD range front entry door with clear glazing
Gainsborough® Tri-lock lever set with double cylinder to front entry door

KITCHEN

APPLIANCES

Fisher & Paykel 900mm stainless steel under bench oven, induction cooktop, and canopy rangehood

Dishwasher provision with plumbing connection

CABINETRY

Stone Ambassador Zenith Surfaces benchtops with 20mm aris edge

Tiled splashback behind hot plate area

Laminate base and overhead cupboards with square edge doors

Two sets of drawers (pot or cutlery)

Selection of designer handles

Walk-in pantry with four melamine shelves (design specific)

Soft closing mechanisms

SINKS & TAPWARE

Blanco 1¾ chrome double bowl with drain board

Choice of chrome flick mixer tap

YOUR INCLUSIONS

Effective 1 March 2026

Signature
RANGE

BATHROOM

VANITY

Stone Ambassador Zenith Surfaces benchtop with 20mm aris edge with feature shadow line

Laminate base cabinets

Polished edge mirror above vanity

Soft closing mechanisms

BASINS & TAPWARE

Choice of ceramic basins and chrome flick mixer taps

Selection of designer handles

BATH

Choice of designer inset bath with tiled hob (design specific)

Choice of chrome bath spout and mixer

SHOWER

Semi-frameless pivot screens to shower

Flush tiled shower bases

Choice of chrome shower rail and mixer

Externally vented exhaust fans above showers

ACCESSORIES

White close coupled china toilet suite with soft close seat

Single towel rails to ensuite and bathroom and two toilet roll holders

Premium ceramic wall tiles and tiled skirts to wet areas

LAUNDRY

1000mm of laminate base cabinets with square-edge laminate benchtop and soft closing mechanisms

Stainless steel inset trough with chrome sink mixer

Selection of designer handles

Provision for washing machine connections

Built in linen and/or broom cupboard (design specific)

LIVING

FLOORING

Selection of ceramic floor tiles OR timber-look laminate to entry, kitchen, living areas, and front and rear hallway

Ceramic floor tiles to all wet areas

Selection of quality carpet to the remainder of the home

PAINTING

Haymes 2-coat system weather tough acrylic to all external surfaces

Haymes 2-coat system low sheen acrylic to interior walls

Water based gloss enamel to trim and doors

ELECTRICAL & LIGHTING

Internal ceiling batten light points throughout

Double power points throughout with single power point for fridge, dishwasher and garage door

Two TV points to client nominated locations

Smoke detectors with interconnecting circuit

Safety switch

CEILINGS & FIXTURES

2590mm ceiling height to single storey homes and ground floor of double storey homes

2440mm ceiling height to first floor of double storey homes

90mm cove cornices throughout (excluding 2440mm ceilings)

67mm x 18mm half splayed skirting boards and architraves throughout

Flush panel 2040mm high doors throughout with selection of Gainsborough® leverset handles

Square set plastered openings to walk-in robes and ensuites (where there are no doors)

Walk-in robe to Bedroom 1 and built-in robes to remaining bedrooms, with single shelf and rail (design specific)

STAIRCASE (DOUBLE STOREY DESIGNS)

Selection of carpet to MDF closed tread and risers, painted stringer, and plaster wall balustrade with stainless steel handrail.

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