



## NCC 2022

- 7 Star energy rating (Albury/Wodonga). Subject to preferred siting/orientation & standard plan. Discretion to alter windows if required
- Whole of home including solar PV system
- Condensation management
- Liveable Housing Design Standard (VIC)

## GENERAL INCLUSIONS

- Fixed price building contract and 6 year structural guarantee
- Building permit and plumbing fees
- Construction insurance and home owners warranty insurance
- Connection to sewer, stormwater, water, power, gas and NBN up to 10 metres
- Preparation of plans, specifications
- Construction up to BAL 12.5
- Site survey
- Soil test
- Electricity and gas connections and usage costs during the construction period, paid by builder
- Interior/exterior design consultation
- Roof ventilator

## CONSTRUCTION

- Site cut and fill up to 600mm, including removal of excess dirt (Lots up to 700m2)
- Engineered concrete slab to suit class S, M, M-D and H1 sites
- Termite resistant structural wall & roof framing with 25 year guarantee
- 25 degree pitch Colorbond roof with Colorbond fascia, gutter and downpipes
- Sisalation beneath Colorbond roofing and wall wrap to external walls
- "Low E" glazing Aluminium powder coated windows, sliding doors, sliding security screen doors & flyscreens. Awning windows to front façade, sliding to remainder
- Selected face brickwork with sloped sills to bottom of windows and doors. Approx. 30 bricks to choose from
- Galvanised L bars with brickwork above windows and doors (up to and including 3.9m wide opening's)
- 2550mm ceiling height

## INSULATION

- R2.5 Batts to external of living walls
- R5.0 Batts to ceiling of living areas





## FRONT DOOR

- . Hume *Newington Range* or equivalent, painted finish with translucent glazing
- . 1200mm wide x 2340mm high front door with self close - Design specific, painted finish with translucent glazing
- . Hardware - Architectural range, satin chrome finish

## INTERNAL DOORS

- . Flush panel 2340mm high doors or Hume 2040mm high doors with selected profiles
- . Hardware - Architectural lever range, satin or polished chrome finish

## SKIRTING & ARCHITRAVES

- . 67x18mm MDF pre primed craftwood

## GARAGE DOOR

- . Automatic sectional door to Garage front, 5 profiles to choose from. Includes x2 keyring remotes & 1 wall mounted remote

## PLASTERING

- . 10mm plasterboard to walls and ceilings, 6mm villaboard to wet areas
- . 75mm cove cornice
- . Ceiling battens used throughout

## HEATING & COOLING

- . Ducted 4.5 star gas heating to all Living areas & Bedrooms
- . Ducted heater points to Bathroom and Ensuite
- . Ducted evaporative cooling to all Living areas & Bedrooms, excludes wet areas

## PLUMBING

- . All In One Heat Pump or Solar Evacuated Tube Hot Water Unit with gas boost (VIC) or gas instantaneous HWU (NSW)
- . Inset/semi inset vanity basins
- . Acrylic island bath
- . Laundry - Single 45 litre flushline tub in laminated bench-top unit
- . Kitchen - 1 & 3/4 or double bowl sink
- . Mixer tapware to Kitchen, vanity basins, Laundry, bath and showers
- . Shower rose – Chrome all directional shower arm, wall mounted
- . Soft close dual flush toilet suite's
- . Water tap for fridge
- . External taps (x2) on building and (x1) at water meter
- . Stormwater lines and pit lids as applicable

## ELECTRICAL

- . Metering connected to street, up to 10 metres allowed
- . Generous double power points allowed
- . Generous internal light points allowed. Downlight provision allowed to main Living areas, Meals, Entry, Kitchen and Hallways
- . **\$1,000** (inc. GST) allowed for your choice of light fittings. Includes LED downlight range
- . Minimum of 2 TV points connected to 1 roof antenna
- . NBN ready - Lead in conduit & drawstring
- . Smart front door video doorbell
- . Clipsal Iconic light switches and power points
- . Smoke detectors (hardwired with battery back-up as required)
- . Exhaust fans above showers & internal WC's flued to external





## KITCHEN APPLIANCES

- Freestanding stainless steel electric oven/gas cooktop (900mm)
- Undermount (900mm) or canopy stainless steel rangehood (900mm) flued to external
- Freestanding electric dishwasher 600mm
- 5 year warranty on Kitchen appliances

## CABINETRY

### KITCHEN

- Laminate range door panels and benchtops
- Soft close to all standard cupboard doors & 5 standard drawers
- ABS edged doors and drawers
- Overhead cupboards to Kitchen
- Waterfall ends to island benches (if applicable)
- Double slide out bin

### BATHROOM, ENSUITE & LAUNDRY

- Laminated cupboards & benchtops with in-built basins and sinks
- Soft close to all standard cupboard doors

## FULL HEIGHT ROBES

- Melamine fixed shelf with double hanging rail
- One open divided tower of shelving and bottom drawer per robe
- Dual sliding doors, one mirrored and one vinyl

## WIR

- Melamine fixed shelf with hanging rail
- One open divided tower of shelving and bottom drawer per robe

## LINEN

- Melamine open divided shelving with dual vinyl sliding doors (design specific)

## BATHROOMS & ENSUITE

- Recessed in slab shower bases, ceramic tiles over
- Chrome framed, clear glass shower screen and pivot door
- Shower soap wall recess 600W 300H
- Full width mirrors to vanity units with polished edges
- Double towel rails/robe hooks and toilet roll holders

## FINISHES

- Premium range for selected ceramic tiles to Bath and Ensuite, **\$30** (inc. GST) per square metre
- Ceramic tiles or designer vinyl flooring range allowed to Kitchen, Meals, Living, Corridor,
- Designer vinyl flooring to Laundry, PDR, & WC
- Tiled splashbacks to Kitchen
- Tiled splashbacks to Laundry and wet areas as designed
- Tiled skirtings to Bathroom and Ensuite
- Premium range for selected carpet to remainder of home, **\$45** (inc. GST) per square metre
- 3 coats of premium paint
- Semi Gloss finish to all internal timber work and trims

## EXTERNAL

- Concrete driveway to kerb. Up to 10 lineal metres allowed
- Concrete paving to Entry and Alfresco (if applicable)



- Site works included for sites up to 600mm of slope
- Removal of excess dirt (Lots up to 700m2)
- 7 star energy rating (Preferred siting, standard plan)
- Gas & electricity connection & usage costs
- Engineered slab design & cost's included for S, M, M-D & H1
- T2 termite resistant structural timber - 25 year guarantee
- 25 degree pitch Colorbond roof. Colorbond fascia, gutter & Colorbond 100x50 downpipes
- All In One Heat Pump or Solar Hot Water Unit with gas boost (VIC) or gas instantaneous HWU (NSW)
- Approximately 30 different bricks to choose from
- 2550mm ceiling height
- 2340x1200mm Entry door (plan specific) with painted finish & translucent glazing
- 2340mm high flush panel internal doors
- Security screens to sliding doors
- Fly screens & locks to all standard windows
- Galvanised L bars with brickwork above windows & doors (up to & including 3.9m wide opening's)
- 67x18mm MDF architraves & skirtings
- NBN ready - Lead in conduit & drawstring
- Downlight provision to Living, Entry, Hallway & Alfresco
- \$1,000 for your choice of downlights and lights. Includes LED downlight range
- Minimum of 2 TV points connected to 1 roof antenna
- Roof ventilator
- Automatic panel door, 5 profile options & includes x3 remotes
- Exhaust fans above showers & internal WC's
- Privacy locks to Bathrooms & Toilets
- Front door – Smart front door video doorbell
- Generous power point & light point allowance
- Clipsal Iconic power points & light switches
- Ducted heating & cooling throughout. Ducted heating points to Bathroom & Ensuite included
- R2.5 external wall insulation & R5.0 ceiling insulation
- Soft close to all standard cupboard doors & 5 drawers
- Fully fixed shelving to robes complete with sliding vinyl & mirror door
- Recessed niches in showers, double towel rails & toilet roll holders
- Obscure glass windows to WC's, Bath and Ensuite
- Laundry sink inserted into fixed joinery benchtop
- Laminate waterfall ends to Kitchen island bench
- Slide out double bin in Kitchen cabinetry
- Mixer tapware to all basins, showers & sinks
- Architectural lever handle door furniture
- Water point for fridge
- Full width mirrors to vanity units with polished edges
- Your choice of ceramic tiles or designer vinyl flooring to main living areas & hallways & carpet floors to bedrooms & second living (if applicable) – Premium range to choose from
- Tiled shower bases
- Tiled skirtings to Bath & Ensuite
- Tiled splashback to Kitchen
- 3 coats of premium paint throughout
- Concrete driveway & concrete to Entry and Alfresco area (if applicable) – includes driveway crossover
- Builders discount passed onto customer when choosing carpet and tiles
- Full height Kitchen with 900mm freestanding cooktop/ oven, 900mm canopy or undermount rangehood & freestanding dishwasher

## Exclusions: Fencing, Landscaping and Window Furnishings

*We reserve the right to alter/amend inclusions and costs without notice. We also reserve the right to substitute similar products to those referred herein should an item not be available. House offered is based on standard list of inclusions for build in Wodonga*

