

## PLATINUM INCLUSIONS LIST

### HIGH SET V13.11.18



#### EXTERNAL WORKS

- Landscaping - turf and garden beds
- Exposed aggregate to driveway and paths
- Alfresco & porch - builders preference - may include exposed aggregate unless specified as per engineer
- Fan in alfresco area
- Butted paling fencing to side and rear boundaries (where there is no existing fence)
- Full perimeter termite treatment and penetration collars to Australian standard 3600.1(2000)
- 1 x clothes line, 1 x letterbox
- 1 x antenna (when required)

#### FRAMING AND EXTERNAL FEATURES

- Frames and trusses to engineer's design
- Builders range of face bricks, render or cladding depending on chosen front facade
- Powder coated sheet metal roof
- Powder coated sheet metal fascia and gutter
- Powder coated sheet metal panel garage doors with remotes
- 2700mm lower and 2590mm upper ceiling height

#### WINDOWS

- All windows are powder coated aluminium from builders standard colours
- Roller blinds to all living areas and bedrooms
- Barrier screens to all sliding doors & opening windows

#### ELECTRICAL

- Multi zoned ducted air conditioning system
- 2 x TV and phone points
- All power points to be doubled throughout
- Light fittings to be supplied and installed
- Smoke detectors wired to a 240v supply - to comply with building regulations
- Safety switch to meter box - separately metered electricity and water
- USB plugs to kitchen and main bedroom
- NBN connection basic provision (where available)

#### INSULATION / ENERGY EFFICIENCY

- R2.5 Insulation batts to ceiling excl. alfresco & porch
- Sarking to roof and all external walls
- Ceiling fans to all living areas and bedrooms
- Weather strips to external doors as required

#### FLOOR COVERINGS

- Builders range - designer tiles to all wet, entry, kitchen and dining areas - living area as per plans
- Tiled splash backs to kitchen and laundry
- Builders range - carpet to all bedrooms & lounge/media as per colour selection
- Carpet grade closed tread stairs, with 90 x 90mm paint grade newel posts & 12x12mm vertical wrought iron black balusters - includes 68 x 42mm timber paint grade top rail (subject to design constraints)

#### DOORS AND ROBES

- Front door - Hume XN5 with clear glazed inserts
- Internal doors - moulded panel doors fitted with lever door furniture from builders range
- Vinyl sliders to all robe doors and linen doors where applicable
- Linen cupboard has 4 shelves, broom cupboard has 1 shelf, and all bedroom robes have 1 shelf with chrome hanging rod

#### KITCHEN

- Westinghouse or similar cooktop (900mm)
- Westinghouse or similar stainless steel electric under bench oven (900mm)
- Westinghouse or similar stainless steel dishwasher
- Westinghouse or similar slide out recirculating rangehood with stainless steel trim (900mm)
- 1 3/4 Bowl stainless steel sink
- 40mm engineered stone bench tops as per builders colour selection
- Kitchen bulkhead to existing overhead cupboards including 2x down lights

- Builders range laminated doors and 1x bank of drawers with white melamine shelving to all cupboards and pantry
- Overhead cupboards above cooktop bench
- All overhead cupboards to be 2100mm high

#### BATHROOM, ENSUITE AND LAUNDRY

- All vanities have 20mm engineered stone tops and laminated doors with semi recessed basins elected from builders range
- Clear glass shower screens
- Frameless mirrors above vanities
- Close coupled toilet suites or similar
- 1500mm nominal acrylic bath (if specified on plans)
- Free standing 45 litre laundry tub and cabinet
- Exhaust fans to bathroom and ensuite
- Energy efficient 170L electric heat pump hot water system

#### PAINT AND LININGS

- 10mm plasterboard to all ceilings and walls - 6mm villa board to all wet areas
- 90mm cove cornice throughout - 50mm to robes
- 4.5mm FC sheeting to patio area and alfresco
- 42mm x 12mm builders range architraves with 68mm x 12mm skirtings (splayed profile)
- Premium Dulux paints 3 coat system throughout
- 1 Sealer coat and 2 coats low sheen premium on walls
- 1 Sealer coat and 1 coat flat finish on ceilings
- 1 Sealer coat and 2 coats semi gloss acrylic on all woodwork

#### FEES AND WARRANTIES

- Standard building approval fees and charges - soil test and engineering
- Twelve month maintenance period
- Twenty year structural guarantee
- All insurances during construction process

# PLATINUM

## PACKAGE HIGHLIGHTS ★★★★★



- 20 Year Structural Guarantee
- 2700mm Ceiling Height
- Multi Zoned Ducted Air Conditioning
- Coloured Exposed Aggregate to Driveway & Paths
- Complete Landscape Package
- 900mm wide Kitchen Appliances
- 40mm Stone Bench Tops
- Security Screens to all Doors & Windows

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