



Affordable Inclusions List

Across All Ranges:

- All Drafting, Engineering, Council, Energy, Water & Private Certification Compliance Certificates & Fees
- Services Connections to Electrical, Water Mains, Sewer & Storm Water
- 6 Star Energy Rating Report
- Built to Australian Standards & BAL-LOW (Bushfire) ratings
- 7 Year Structural Warranty
- 3 Month Defect Liability Period
- Site Preparation & Surveyor Set-Out
- Structural Timber Floor on Brick foundation or Concrete Slab on Ground
- MGP10 Pine Framing & Pine / Hardwood Composite Roof Trusses

External Items:

- James Hardie Lightweight Cladding Options or Austral Homestead, Access, Everyday Life or Yarra Brick Veneer
- Double Glazed Aluminium Powder Coated Windows & Doors (to selected colour with clear glass)
- Colorbond Roofing Iron, Colorbond Fascia, Colorbond Guttering & Flashings with PVC Downpipes
- Aluminium Door Frame to Front & Back Doors
- Front Door from the Corinthian 'Madison' Range
- Lockwood Mechanical 'Nexion' Entrance Door Hardware
- Aluminium Framed Glass Back Door
- All External Painted Surfaces (Claddings, Eaves, Downpipes)
- Plumbing to include 2 External Taps (1 / front & 1 / rear of the house)
- Driveway from Crossover to Garage & Path to Front Door only (up to 30m²)
- Ag Drains as required by the Engineer
- Clotheslines 32m Rotary or Duo Wall Mount
- Letter Box & Street Number
- All Rubbish Removed and site clean-up completed before handover

Internal Items:

- Wall, Ceiling & Underfloor Insulation to required R Rating
- 10mm Plasterboard Walls & Ceilings with Square Set Ceiling Joints
- EziTrim 92x12 Skirtings
- EziTrim 67x12 Architraves
- Corinthian Flush Panel Redicote Internal Doors Throughout
- Lockwood Velocity Series Lever Set Door Hardware (privacy to bathrooms & toilets)
- Internal Painting to Ceilings, Walls and Woodwork up to 3 Colours of Premium Paints
- Sliding Robe Door Systems to Bedroom Robes and Hall Cupboards
- Robe Hanging & Shelving Inserts to all Bedroom Robes & Hall Cupboards (cut & installed by qualified joiners)
- Kitchen with Melamine Carcases, Soft Closers and 33mm Laminate Benchtops (overhead cupboards included)
- Kitchen Appliances by Artusi (Electric 60cm Oven, Electric 60cm Cooktop, Undermount 60cm Rangehood & Dishwasher)
- Kitchen: Franke Ondaline Double Bowl Sink & Brasshards Sink Mixer
- Laundry: 45 Litre Everhard Trough & Cabinet & Alpine Sink Mixer
- Bathroom / Ensuite: KDK Vanity & Brasshards Basin Mixer
- Bathroom / Ensuite: Brasshards Shower Mixer / Brasshards Mixx Hand Shower / 900x900 Shower Base / Framed Shower Screen
- Bathroom: White Acrylic Aztex Bath (drop in style) to Main Bathroom
- Bathroom: Brasshards Bath Mixer / Brasshards Mixx Bath Outlet
- Bathroom / Ensuite: Brasshards Mixx Double Towel Rail & Toilet Roll Holder
- Bathroom / Ensuite: Frameless Mirror
- Aztex Wall Faced Toilet Suites
- Aquamax 160L Hot Water Cylinder 1 Bathroom House / 250L Hot Water Cylinder 2 Bathroom House
- Tiled Floors to Wet Areas from Affordable Tile Range
- Carpet from Affordable Range to Bedrooms & Living Rooms
- Laminate Floating Floor from Affordable Range to Remainder
- Tiled Splashbacks to all areas as required to Australian Standards
- Full Builders Clean on Completion

Electrical Items:

- Clipsal Iconic range DGPOs 2 per room minimum, 3 in Kitchen and 1 in Hallways
- Clipsal Iconic range SGPOs for Fridge, Rangehood, Microwave and Dishwasher
- All switches large plate not on architrave from the Clipsal Iconic range
- Front sensor light and rear door wall light
- 3 LED downlights to Kitchen, 6 to Lounge/Dining area, 1 to smaller Bedrooms and 2 to Master Bedrooms and 3 to Hallway
- 3 Pendant lights to Kitchen island bench
- Supply NBN lead in conduit and draw wire from Telstra MDF box at front of house to central position in house complete with a SGPO
- 2 spot IXL Tastic to Ensuite, 4 spot IXL Tastic to Main Bathroom
- Ceiling fan to internal Toilets switched with light

- 7.2 KW Fujitsu wall mounted Heat Pump
- 1 only TV outlet with CAT5 data cable complete with aerial roof mounted
- 1 only phone outlet wired from NBN hub
- Garage 2 only twin Fluro fittings undiffused
- Hardwired Smoke detectors as required to Australian Standards

Other Items:

- An Allowance up to 20 Metres is made for Plumbing and Electrical Connections
- No Allowance has been made for Major Excavations or Rock Breaking
- Our Price is Based on a level Building Site
- Our Price is Based on a Cleared Site with a Stable Soil Classification
- No Allowance for Fencing or Landscaping
- No Allowance for Window Furnishings