

# Standard Inclusions




ABI  
INTERIORS

**STEGBAR**  
Part of the JBLDACH family

*Gainsborough*  
ENTER WITH STYLE

**PGH** BRICKS & PAVERS

**Colorbond**

 **Westinghouse**

 **YDLSTONE**

 **DAIKIN**  
AIR CONDITIONERS

# Standard Inclusions

## General

Building Contract	Fixed Price HIA Contract
Land Type	Cut and Fill up to 600mm
Building Guarantee	6 Year Structural & 12 Month Warranty Inspection
Home Slab	H1 Class Soil Type
Wind Rating	N3 Wind Rating (No Bushfire/acoustic included)
Waste Management	HSTP Concrete Tank with 2 sprayers (Acerage only)

## Structural

Home Ceiling Heights	2590mm Ceiling Height
Fames & Trusses	90mm T2 Treated Pine Framing
Termite Treatment	Termi Mesh Termite Protection
Insulation	Anticon Blanket to Roof, External Walls & Ceiling Batts
Bricks	PGH Standard Range

## General External

Garage Panel Lift Door	2250h Standard Door
Alfresco & Porch	Concrete Slab / 600x600 Tiles / Rendered Slab Edge
	Half Glass Laundry
External Doors	2340mm x 1200mm Entrance Door
Entrance Door	

## Internal Linings

Internal Walls	Plasterboard to Walls & Ceiling
Cornice	90mm Cove Cornice Throughout - Sq set Wet Areas
Skirting	67mm x 12mm Double Pencil Round
Architraves	42mm x 12mm Double Pencil Round
Painting	2 Coat Dulux Wash & Wear Finish to All Internal Walls

## General Internal

Air Conditioning	Daikin 14kw 6 Zone Ducted with Air Touch Controller
Hot water System	Rinnai Hotflo Plus 250lt Electric Heat Pump
Flysreens	Flyscreens Throughout & Sliding Doors
Fans	White 3 Blade HPM 1400mm
Floor Wastes	Tiled Floor Wastes & Strip Drains
Flooring	Hiflor Direct Stick Timber Look Vinyl Main Areas

## Laundry

Benches/Sinks/Mixer	20mm Stone / 1 Bowl / Tap & Mixer
Over Head Cupboards	Polytec Colour Laminate / Finger Pull
Lower Cupboards	Polytec Colour Laminate / Finger Pull
Splashback Tile	Mosaic Splashback tile

## Kitchen

Benches/Sinks/Mixer	20mm Stone / 1.5 Bowl / Tap & Mixer
Over Head Cupboards	Polytec Colour Laminate / Finger Pull
Dishwasher	Westinghouse 600mm Stainless Steel
Pantry/Walk as Per Plan	Laminate Shelves
Draws/Underbench Cupboard	Soft Close & Pullout Tidy Bin
Oven/Cooktop/Rangehood	Westinghouse 900mm Freestanding
	Westinghouse Integrated Rangehood
	Overhead Cupboards with Cold Water
	Fridge Plumbing
	Mosaic Splashback tile

Fridge Space

Splashback Tile

## Bedrooms

Flooring	Carpet - Carpet Call Mati Bay Range
	10mm Underlay
Robes	Mirror Sliders / Single Hanging Rail
Walkin Robes	Single Hanging Rail

## Ensuites/Bathrooms

Flooring	600x600 Rectified Edge Tiles
Walls	600x600 Rectified Edge Tiles - Full Height to Shower & Full Height x 2 Wall, Mitre External Edges (Plan Specific)
Benchtops	20mm Stone
Mirrors	Frameless (To Suite Vanity Width)
Showers/Fittings	Semi Frameless Screens / Shower Rail
Basins/Tapware (Chrome)	Wall Mounted Mixer & Spout
Toilet Suites	Posh Domaine Rimless Soft Close White
Accessories (Chrome)	Roll Holders / Towel Rail

## Electrical

Internal Power Points	Double Power Points to All Rooms/Alfresco
Internal USB Power Points	Double Power Point with USB Total of - 4
Tv Points	Total of - 3
Phone/Data Points	Total of - 3
Internal Lights to Whole Home	Led Downlights in White
Exterior Lights	Soffit Downlights Lights - 3
Kitchen Pendant Lighting	Feature Pendant Lighting - Builders Range



**Rangehood**  
90cm Canopy Rangehood  
WRC904SD



**Freestanding Cooktop**  
90cm Freestanding Gas Cooker  
Stainless Steel  
WFE9515SD



**Benchtops**  
YDL Stone 20mm  
to all Kitchen benchtops,  
Bathroom, Ensuite, PWDR  
and Laundry



**Westinghouse**  
Freestanding Dishwasher  
600mm Stainless Steel  
WSF6608XC



**Kitchen Mixer**  
ABI Interior  
Elysian Kitchen Mixer  
Chrome



**Kitchen Sink**  
ABI Zalo 31L Double Kitchen Sink  
under-mount  
Stainless Steel



**Rangehood**  
Westinghouse 86cm  
Integrated  
WRI815SC



**Pendant Lighting**  
Feature Pendant Lighting  
x3



**Lowers + Overheads**  
Dishwasher &  
Mirowave space



**Steccawood**  
Steccawood Feature  
Panel - Available in  
11 Different Profiles



**Pot Drawers**  
3 deep drawers  
2 sets



**Cutlery Drawers**  
Four drawers  
1 Set



**Basin Mixer**  
ABI Interiors wall Mount  
Elysian - Chrome



**Basin**  
Celine Top Mount Basin  
Matte White



**Towel Rail**  
800mm ABI Interiors Elysian  
Chrome



**Shower Rail**  
ABI Interiors Finley  
Chrome



**Bath Tub**  
Decina Como MK11  
Acrylic Bath Insert  
White



**Clipsal Airflow Sunshine  
2 Heat Lamp**  
To Bathroom & Ensuite



**Back to Wall Toilet**  
Modica - Back to Wall Suite  
with Soft Close  
White



**Legrand Flush Face Downlight**  
To all main areas



**Legrand Ceiling Fans**  
To all Bedrooms



**Legrand Double Power points - White**  
Positioning determined by Builder



**Legrand Light Switch - White**  
Positioning determined by Builder



**Legrand Double Power point**  
C- Charger & USB  
Total 4



**Internal Door Handles**  
Gainsborough - Amelia  
Chrome



**Airconditioning**  
Fully Ducted Dakin System with  
6" Touch Screen



**Entrance Lock**  
Gainsborough Oblong 450mm  
Pull Handle



**External Entrance Wide Door**  
2340mm x 1200mm

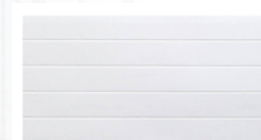
**Corinthian Doors**  
Blonde Oak  
AWO5VG



**External Laundry Doors**  
Hume Doors  
Duracote Half Glass



**Entrance Door Frame**  
Timber Frame with Enviro Seal



**Garage Door**  
Mediterranean Colorbond  
Sectional Larger Door  
2250mm H  
2 x Handset - 1 x Wall Button



**External Door Knob Set**  
Gainsborough - Colton



**Termite Protection**  
Termi Mesh Termite Protection



**Hot water System**  
Rinnai - Hotflo Plus 250lt  
Electric Heat Pump



**Conventional Raft Slab**



**Legrand Ceiling Fan**  
Alfresco



**Jenta - Dual Outdoor  
Floodlight**



**External Double Power points**  
**White**  
Positioning determined by  
Builder