

STANDARD INCLUSIONS FOR PLOUGHMANS LAND ESTATE

CONTEMPORARY HOMES



PRE CONSTRUCTION

- Home building compensation fund insurance
- Basix Assessment and Certificate
- Council Costs based on Complying Development Certificate
- Structural Engineers "P" class concrete slab design and certification on waffle pod slab
- Water Authority fees (Section 68)
- 13 week maintenance period
- Structural Guarantee

INTERNAL

- 2550mm ceiling height
- 90mm H2 treated radiata pine used throughout for superior strength
- R1.3 anti-condensation blanket to underside of roof sheeting
- Bradford Gold Insulation batts, R2.5 to all external walls & R4.1 to ceilings (excludes garage)
- 90mm fancy cornice or square set to the ceilings of entry, living kitchen and dining room. 90mm Cove cornice to remainder
- Dulux Wash & Wear 3 coat paint system to walls and ceilings. Gloss finish to doors and architraves
- Your choice of Hume Accent range of internal doors 2040mm (design specific)
- Smart Robes to bedrooms 2040mm high
- 90x18mm ezytrim bevel skirtings and 66x18mm bevel architraves
- Lane Westminster lever set in your choice of satin or bright chrome
- Lane Westminster One touch entrance locks to entrance door, internal access & external laundry door
- Carpet from builder's exclusive range to all bedrooms, and media room (design specific)
- Vinyl laminate flooring in entry, kitchen, dining, living room and hallway
- Waterproofing to all wet areas in accordance with Australian Standards
- Acton Air reverse cycle heating and cooling system with 4 zones
- Professional internal house clean upon completion
- Roller Blinds from Builders exclusive range to living areas and bedrooms (design specific)

EXTERNAL

- Brick Veneer or cladded construction from builders' exclusive range
- Colorbond Custom Orb roof sheeting, gutter, fascia in your choice of standard Colorbond colours. Your choice of painted PVC or Colorbond downpipes
- Your choice of Hume Newington, Nexus or Savoy 1200 2040mm x 1200mm front entry door clear glazing in painted finish (design specific)
- Lane Westminster One Touch entrance lock
- 90mm H2 treated radiata pine frame and truss
- CSR Enviroseal Proctorwrap to all external walls and heavy duty sarking underside of roof sheeting
- Motorised garage door in Nullarbor, Seville, Grange or Statesman finish (design specific) in your choice of standard Colorbond colours with 2 remote controls
- Aluminium sliding windows and doors with double glazing (design specific). Translucent glazing to ensuite, bathroom and toilet windows. Vinyl mesh flyscreens and keyed locks to all opening windows and doors. Your choice of standard window colours.
- Alfresco ceiling gyprocked and corniced (design specific)
- Reinforced coloured concrete slab, cove finish to alfresco and front porch (design specific)
- Dual width coloured concrete driveway to kerb (subject to development control plan)
- 4 outdoor taps, including 1 grey water connection where available
- Provide dual water connection from water meter to house (site specific)
- Natural gas connection (site specific)
- Daytek clothesline and plain concrete path, cove finish (design specific)
- Professional site clean and high pressure brick clean upon completion

STANDARD INCLUSIONS FOR PLOUGHMANS LAND ESTATE

CONTEMPORARY HOMES

KITCHEN

- Kitchen design includes Sheen or Satin cupboards, door, drawers and end panel with a matching edge strip.
- Overhead cupboards to back bench and above refrigerator space
- Plasterboard bulkheads to all overhead cupboards.
- White melamine internal cupboard finish
- Blum soft close doors and drawers
- Tiled splashback from builders' exclusive gold range
- Refrigerator space 950mm wide (design specific) with cold water connection point
- 20mm Stone kitchen benchtop with double bowl stainless steel sink and chrome sink mixer
- Smeg 600mm electric oven (SFA6301TX)
- Smeg 900mm induction cooktop (PIP2951D)
- Smeg undermount 900mm rangehood (PUM910X)
- Smeg 600mm dishwasher (DWA6214S2)

ELECTRICAL

- Three phase meter box with circuit breakers and earth stake.
- Telstra lead in & NBN ready
- Down lights throughout
- Double fluorescent light inside garage
- Sensor flood light to front of garage, 3 additional unsensored floodlights
- Mains powered smoke detectors provided with battery back up
- Three (3) TV points and digital TV antenna
- One (1) data point in your choice of locations
- Iconic double power points (design specific)
- One (1) external weatherproof power point to alfresco area
- Instantaneous Rinnai 26L natural gas hot water system with recess box

BATHROOM & ENSUITE

- Australian made Timberline Nevada vanities with your choice of polyurethane or laminated doors with Ceramic or Acrylic moulded tops (design specific)
- Lachlan 1790mm Freestanding bath (design specific)
- Mezio rimless BTW vitreous China dual flush toilet suite with soft close seat
- Contemporary polished edge or framed mirror above vanity
- Clear laminate safety glass semi frameless shower screen pivot door
- Ceramic wall and floor tiling from gold range. floor to ceiling in main bathroom, skirting tile in WC and laundry.
- Floor to ceiling tiling in ensuite with tiled inset shower grate
- Smart tile floor wastes
- Heat light and fan to each bathroom
- Your choice of Haus 25, Misha, Lina or Platz in chrome tapware and accessories (design specific)
- Handheld shower rail with overhead shower to ensuite

LAUNDRY

- Hume XF3 2040mm external door with Lane Westminster entrance set and deadlock
- Where shown, custom made laundry bench (design specific) in your choice of Sheen or Satin cupboards, doors and end panel with a matching edge strip.
- Laminex natural finish benchtop with 45L laundry tub, chrome swivel sink mixer and washing machine taps
- Overhead cupboard and hanging rail

STORAGE

- MDF robes with built in top shelf and hanging rail. A bank of 3 shelves up to 600mm wide (design specific) to each robe
- Linen cupboard with 4 built in shelves, broom closet with built in top shelf only (design specific)