

# Essentials Inclusions

Investor Range

12.11.2025

## KITCHEN

### CABINET MAKING

- Kitchen Benchtop: 20mm manufactured stone with Arris edge profile as per Builders Range.
- Kitchen Cupboards & Panels: Laminate doors with white melamine interior. One bank of four soft close drawers on metal runners with cutlery tray.
- Under Bench Doors & Drawers: Furnware Momo Livorno D Handle 160mm Black.
- Overhead Doors: Finger Pull Recess (no handles).
- Pantry: Four white melamine shelves.

### SINK, MIXERS & FITTINGS

- Kitchen Sink: Franke Spark Double Bowl & Drainer SS OR Franke Sirius 2.0 1 ¼ Bowl & Drainer Black.
- Kitchen Taps: Alder Soho Gooseneck Black.
- Dishwasher Cock: Alder Universal Mini 1320 Cold Water only Chrome.

### APPLIANCES

- Oven: Electric Omega with Pyrolytic & Air Fryer Functions OBOP6016AM
- Cooktop: Gas Omega OCGG604WB
- Rangehood: Omega ORU52MB
- Dishwasher: Omega ODWF6015BXCOM

### TILES CERAMIC (Beaumont Tiles)

- Kitchen Splash: Gloss white cushion edge 300x75mm, stretcher bond.
- Kitchen Splash Back: 650mm high.

## LAUNDRY

### CABINETRY

- Laundry Benchtop: 20mm manufactured stone with Arris edge profile as per Builders Range (design specific).
- Laundry Cupboards & Panels: Laminate doors with white melamine interior as per Builders Range (design specific).

### SINK MIXERS & FITTINGS

- Laundry Drop-in Tub: Fienza Tiva 45L Stainless Steel.
- Laundry Tub & Cabinet: Everhard Project 45L or 30L Stainless Steel Bowl with White Metal Cabinet (Design Specific).
- Laundry Taps: Alder Soho Rectangle Black.
- Washing Machine Cock: Capstan Washing Machine Stop ¼ Turn Chrome Disc.

### TILES CERAMIC (Beaumont Tiles)

- Laundry Floor: Belga range 300x300mm P2.
- Laundry Splash: Gloss white cushion edge 600x300mm

### TILE HEIGHTS

- Laundry Splash Back: 600mm high.

## BATHROOM & ENSUITE

### VANITY, TAPWARE AND BATH

- Bathroom Vanities: Timberline Nevada Wall Hung Vanities 750, 900 or 1200mm (Design Specific).
- Vanity Tapware: Alder Soho Basin Mixer Black.
- WC Suites: Everhard Nugleam Contour Back to Wall w/ Thin Seat
- Shower Set: Alder ECO Dual Elite Rain Shower + Rail HS375 Black.
- Bath tub: Decina Prezzo 1500mm Freestanding White.
- Bath Set: Alder Soho Basin/Bath Mixer Set 220mm Black.

### SHOWER SCREENS & MIRRORS (Civic)

- Mirrors: To all vanities, black framed 900mm high to full width of vanity.
- Shower Screens: Clear toughened glass, black frame with pivot door.

### BATHROOM ACCESSORIES

- Towel Rails: Alder Wish Double Towel Rail 800mm Black.
- Toilet Roll Holder: Alder Wish Toilet Roll Holder Black.

### TILES CERAMIC (Beaumont Tiles)

- Wet Area Walls: Gloss white cushion edge 600x300mm.
- Wet Area Floor/Feature Wall: Belga range 300x300mm P2.

### TILE HEIGHTS

- Shower: 2000mm high.
- Bathroom/Ensuite: 1050mm high with 300mm high skirting, one feature wall.
- WC: 1050mm high behind toilet only, 300mm high skirting to remainder.

## CLIMATE CONTROL

- Panasonic ducted reverse cycle unit (dwellings over 100m<sup>2</sup>).
- Panasonic reverse cycle split system (dwellings up to 100m<sup>2</sup>).

## INTERIOR

### CEILING HEIGHT

- 2440mm ceiling height.

### INTERNAL DOORS (Hume)

- Hinged Internal Doors: Accent Range PCMDF (HA4 OR HAG9) paint finish.
- Cavity sliding Internal Doors: Accent Range PCMDF (HA4 OR HAG9) paint finish.

### INTERNAL DOOR FURNITURE (Zanda)

- Internal Doors: Aldo Passage Set Black
- Privacy Locks: Aldo Privacy Set Black to Main Bedroom, Ensuite, Bathrooms & WC.
- Cavity Slider:
  - Passage Set Round Black.
  - Privacy Set Round Black (Main Bedroom, Ensuites, Bathrooms & WC)
- Doorstops: Magnetic Black

### CAVITY SLIDER UNITS

- Cavity Unit: 90mm Hume Evolution Timber Deluxe Unit.

### LINEN ROBES (Civic)

- Linen Doors: Vinyl pre-finished glacier sliding doors with black frame.
- Linen Space: Four white melamine shelves.
- Broom Space: White melamine top shelf.

### WARDROBES (Civic)

- Robe Doors: Mirror finish sliding doors with black frame.
- Robe Space: White melamine shelf with silver hanging rail, including one bank of four open shelves.

### SKIRTING & ARCHITRAVES

- Profile: Ezitrim Plus 66x18mm Bevel, paint finish.

### INTERNAL LININGS

- Internal Walls: 10mm plasterboard.
- Internal Ceilings: 10mm plasterboard.
- Wet Areas Walls: 6mm Villaboard.
- Party Walls: Siniat interhome system IHWL.
- Cornice: 90mm cove cornice throughout with 55mm cove cornice to built-in linens & robes.

### WATERPROOFING

- Termidry.
- Puddle flanges to floor wastes.

### CARPET & TILES

- Choices Flooring Range: Haven Callow.
- Colour: As per Builders Range.
- Common Area Floors: Choices flooring Genaro Luxury Vinyl Plank.
- External Area Floors: Belga range 450x450mm P5 (excludes carports & uncovered areas).

### WINDOW FURNISHINGS (Choices Flooring)

- Blinds: Roller blinds to double hung windows and vertical blinds to all other windows/sliding doors (excluding wet areas and garage).
- Track: White
- Range: Vibe
- Colour: As per Builders Range.

### INTERNAL PAINT (Wattyl)

- Internal Ceilings: Two coats of Wattyl Trade Ceiling Paint Toned White.
- Internal Walls: One coat of Wattyl Trade Acrylic Sealer Undercoat ASU and two coats of Wattyl Ultra Interior Low Sheen.
- Skirtings & Architraves: One coat of Wattyl Trade Acrylic Sealer Undercoat ASU and two coats of Wattyl Aqua Trim Gloss.
- Pre-primed Flush/Panel Doors: One coat of Wattyl Trade Acrylic Sealer Undercoat ASU and two coats of Wattyl Aqua Trim Gloss.
- Timber Stairs: Estapol Water Based Flooring Speed Clear (Design Specific).

### GARAGE FLOOR COATING

- 2 coat epoxy system.

### MANHOLE

- White moulded PVC frame with melamine insert.

## ENERGY

### INSULATION

- Sisalation: - Fletcher Vapawrap to all external walls (excluding Coffs Harbour, Grafton, Ballina). - Fletcher Sisalation Tuff Wrap (497) to all external walls (Coffs Harbour, Grafton, Ballina ONLY).
- Wall Insulation: Fletchers Pink Batts Thermal Insulation (as per NatHERS). Minimum R2.0 to External Walls Only.
- Ceiling Insulation: Fletchers Pink Batts Thermal Insulation (as per NatHERS). Minimum R3.5 excluding external roof areas.

### SOLAR PHOTOVOLTAIC SYSTEM

- 2kW 5 solar panels with 2kW inverter.

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## ELECTRICAL

- Electrical Connection, Circuit Breakers & Earth Leakage Devices: Included in meter box for safety protection.
- Light Switches: Clipsal Iconic Range
- Power Points: Clipsal Iconic Range
- TV Antenna: With or without booster (area specific and when signal is available).
- TV Points: Clipsal Iconic Range
- Phone/Data Points: Clipsal Iconic Range
- NBN: Internal provision to connect to one power point and one data point.
- Internal Lights: Clipsal Tri-Colour LED Downlight.
- External Lights: Atom Condor Twin Spot.
- Smoke Detectors: Clipsal Photoelectric.
- Garage Internal Light: Clipsal Batten Diffused LED 1200mm.
- Ducted Exhaust Fan: Clipsal 250mm Exhaust Fan Round White to Bathroom, Ensuite and Internal Laundry

## EXTERIOR

### TIMBER DOORS (Hume)

- Front Entry Door:
  - Builders range, paint finish.
  - 820mm or 1200mm (design specific).
- Other Hinged Entry Doors: Solicore SCX1, paint finish.

### BARRIER DOORS

- Barrier doors are only provided if the property has a bushfire attack level of 12.5 or greater.

### DOOR FURNITURE (Zanda)

- Front Entry: Zanda Duke Pull Handle & Round Slimline Deadbolt Black
- Other External Doors: Zanda Aldo Entrance Set & Round Slimline Deadbolt Black
- Doorstops: Magnetic Black
- Front Entry Door Seal: Cowdroy CM3 clear anodised aluminium.

### WINDOWS

- Windows: Aluminium powder coated windows (Builders Range).
- Locks: Key locks to all windows.
- Fly Screens: Fibreglass mesh to all opening windows & external sliding doors.
- Obscure Glass: Ensuite, Bathroom & WC.

### GARAGE DOORS

- Colorbond with Madison design.

### BRICKS (PGH 230x110x76mm)

- Joints: Ironed or Flush
- Mortar: Off White or Grey
- Range: From Builders Range

### EXTERNAL CLADDING (James Hardie)

- Product: Design specific as nominated on plans.
- Finish: Paint finish.

### PLUMBING & DRAINAGE

- Water, Storm Water & Sewer Connections: Included.
- External Tap: To front & rear yards.
- Hot Water Service: Rinnai B26 Continuous Flow. Tempering valves to a maximum of 50°C. Natural / LPG (Area Specific).
- Rainwater Tank: - Poly tank and electric pump with tank pump cover. - 3000L round or slimline tank (subject to BASIX & council requirements). - No tank to areas with reticulated water systems.

### TERMITE PROTECTION

- Smartfilm: Physical barrier to perimeter & control joints.
- Penetrations: Termi Mesh collars to penetrations.

## ROOF & EAVES

### ROOF

- Colorbond 0.42 Custom Orb
- Bradford Anticon 60 R1.3 Light Duty (Reflective Foil Laminate)

### FASCIA & GUTTER

- Fascia: Colorbond Novaline Fascia
- Gutter: Colorbond Quad 115mm Slotted
- Down Pipes: Standard round painted PVC.

### EAVES

- Front Patio & Eaves Lining: 4.5mm fibre cement sheet with PVC joining strips.
- Rear Alfresco Lining: Water resistant 10mm plasterboard fixed to metal battens.

## PAINTING (WATTYL)

- Eaves/Alfresco: Two coats of Wattyl Solargard Matt.
- Down Pipes: 2 coats of Wattyl Solargard Matt.

## DRIVEWAY AND LANDSCAPING

### EXTERNAL CONCRETE

- Driveway: Plain Concrete. Council or Developer Requirements can however require alternative finishes.
- Path: 900mm wide path to front porch, finish to match driveway.

### LETTER BOX

- Single / Dual Occupancy Homes: Prefabricated as per Builders Range.
- Houses with attached Granny Flat: Multi unit with two (2) boxes.

### LANDSCAPING

- Turf: Kikuyu Species (subject to availability) to entire block including nature strip.
- Yard Gullies: Minimum of 4.
- Garden Beds: Minimum of 6 plants (natives), mulch/wood chip over weed matt & metal edging.
- Decorative Gravel: Installed in areas less than 2000mm wide.
- Retaining Walls: As per Site Plan & site requirements. Area/Estate specific
  - Concrete sleeper retaining walls, 200mm high sleepers.
  - Decorative rock retaining walls.
  - Dry stack concrete block retaining walls.

### FENCING & GATES

- 1800mm high Colorbond or as per 88B, estate and/or council requirements.

### CLOTHESLINE

- Austral Sunbreeze rotary, wall mount or wall mount with ground mount kit (as per Site Plan). Dove Grey in colour.

## PRE-CONSTRUCTION

- Surveyor: Contour survey.
- Engineer: Site investigation, soil test and slab design.
- Plans: Plan preparation and specifications.
- Building Application: All applications, inspections, council fees, BASIX, NatHERS, required certifications.
- Insurance: Home Building Compensation Fund, Long Service Levy, Construction Insurance.
- Services: Power and water connections.
- Colour Selection: By Builder from Builders Ranges.

## FIXED SITE WORKS

- Surveyor: House set-out survey.
- Excavation: As per Site Plan and Engineering.
- Site Works: As per Site Plan and Engineering.
- Bracing: N2 or N3 as per Engineering.
- External cleans & Rubbish removal: All costs during construction.
- Internal Clean: Builders clean prior to handover.

## STRUCTURAL

- Concrete Slab: As per Engineering.
- Timber Framing: Wall Studs 90mm external walls & 70mm/90mm internal walls (design specific).
- Trusses: Spaced at 600mm centres.

## BUSHFIRE OR ACOUSTIC

- Lot specific. Affected lot inclusions above may change to suit.

## AFTER SALES SERVICE

- Maintenance periods are reflective of the product manufactures warranty and any associated terms and conditions.

## CORE RANGE DESIGNS

- Inclusions listed are limited to to the following home designs:
  - Optimise, Omega, LiveInvest & Casa