PREMIUM Inclusions

01.10.2026

Hibbard Homes ~est 1968

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
- Overhead Doors: Finger Pull Recess (no handles).
- Pantry: Four white melamine shelves.

SINK, MIXERS & FITTINGS

- Kitchen Sink: Franke Spark Double Bowl & Drainer Stainless Steel OR Fienza Tiva 1.75 Bowl & Drainer Stainless Steel (design specific).
- Kitchen Taps: Alder SOHO Gooseneck Sink Mixer
- Dishwasher Cock: Alder Universal Mini 1320 Cold Water Only Chrome.

APPLIANCES (Omega)

- Oven: Pyrolytic with Air Fryer Functions 60cm OBOP6016AM
- Cooktop: Gas 60cm OCGG604WB
- Rangehood: Undermount 52cm ORU50XL
- Dishwasher: Freestanding 60cm ODWF6015XCOM

TILES CERAMIC (Beaumont Tiles)

- Kitchen Splash: Vividly white 300x600mm, 650mm high.

LAUNDRY

CABINET MAKING

- Laundry Tub & Cabinet: Everhard Icon Standard 45L White

MIXERS & FITTINGS

- Laundry Taps: Alder SOHO Rectangular Sink Mixer
- Washing Machine Cock: Capstan Washing Machine Stop ¼ Turn Chrome Disc.

TILES CERAMIC (Beaumont Tiles)

- Laundry Floor: Belga range 300x300mm.
- Laundry Splash: Vividly white 300x600mm, 600mm high.

BATHROOM, ENSUITE & WC

VANITY, BATHTUB & TOILET

- Vanities: Timberline Nevada Plus Wall Hung. Alpha Ceramic Top, Centre Bowl, Fingerpull Drawers.
- Bathtub: Decina Prezzo 1500mm Freestanding White.
- WC Suites: Everhard Pure Care Easy-Height Back to Wall with Thin Seat

SHOWER SCREENS & MIRRORS (Civic)

- Shower Screens: 6mm framed panel clear, pivot door, tapered knob.
- Mirrors: To all vanities, framed 900mm high to full width of vanity.

TAPWARE & ACCESSORIES (Alder)

- Vanity Tapware: SOHO Basin Mixer.
- Shower Set: ECO Dual Elite Rain Shower Round HS375
- Bath Set: SOHO Bath Mixer Set 220mm
- Towel Rails: WISH Double Towel Rail 800mm
- Toilet Roll Holder: WISH Toilet Roll Holder.
- Soap Holder: WISH Soap Dish

TILES CERAMIC (Beaumont Tiles)

- Wet Area Walls: Vividly white 300x600mm.
- Wet Area Floor: Belga range 300x300mm.

TILE HEIGHTS (Beaumont Tiles)

- Shower Area: 2100mm
- Bathroom / Ensuite: 1200mm behind toilet, vanity & bath. 300mm skirting to remainder.
- WC: 1200mm high behind toilet only, 300mm skirting to remainder.

CLIMATE CONTROL

- Panasonic reverse cycle split system (design specific).

INTERIOR

CEILING HEIGHT

- 2440mm ceiling height.

INTERNAL DOORS (Hume)

- Hinged: Flush, paint finish.
- Cavity Sliding: Flush, paint finish

INTERNAL DOOR FURNITURE (Zanda)

- Internal Doors: Epic Passage Set
- Privacy Locks: Epic Privacy Set (Main Bed, Ensuite, Bathroom & WC)
- Internal Garage Door: Sceptre Entrance Set
- Cavity Sliding Doors: Passage or Privacy Set Round
- Doorstops: Magnetic

CAVITY SLIDER UNITS (Hume)

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

LINEN / BROOM

- Sliding Doors: Vinyl white sliding doors with white frame.
- Hinged Doors: Hume Flush, paint finish.
- Linen Space: Four white melamine shelves.
- Broom Space: White melamine top shelf.

WARDROBES (Civic)

- Robe Doors: Vinyl white sliding doors with white 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 (Low Rise)
- Cornice: 90mm cove cornice throughout with 55mm cove cornice to built-in linens & robes.

WATERPROOFING

- Termidry.
- Puddle flanges to floor waste.

CARPET, VINYL & TILES

- Carpeted Areas: Choices Flooring Haven Callow.
- Common Area Floors: Choices Flooring Genero Luxury Vinyl Plank.

WINDOW FURNISHINGS (Choices Flooring)

- Vertical Blinds: To sliding windows & alfresco sliding door. White track.
- Roller Blinds: To double hung windows. Clear anodised oval base rail.
- No Blinds: Garage & wet areas.
- Colours: As per Builders Range.

INTERNAL PAINT (Wattyl)

- Ceilings: Two coats of Wattyl Trade Ceiling.
- Walls: One coat of Wattyl Trade Acrylic Sealer Undercoat ASU and two coats of Wattyl Ultra Interior Low Sheen.
- Pre-primed interior trim, doors & frames: One coat of Wattyl Trade Acrylic Sealer Undercoat ASU and two coats of Wattyl Aqua Trim Gloss.

GARAGE FLOOR FINISH

- Plain concrete.

MANHOLE

- White moulded PVC frame with melamine insert.

ENERGY EFFICIENCY

INSULATION

- Sisalation: Fletcher Vapawrap or Fletcher Sisalation Tuff Wrap 497 (area & design specific).
- 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 solar panels with 2kW inverter.

NOTES: Council can stipulate requirements which must be adhered to, that may differ from the above Inclusions. Hibbards reserves the right to replace any unavailable, superseded, or non-compliant items with similar and/or available replacement items at any time without notice.

PREMIUM Inclusions

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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 data point.
- Internal Lights: Clipsal Tri-Colour LED Downlight.
- External Lights: Twin Spotlight.
- Smoke Detectors: Clipsal Photoelectric.
- Garage Internal Light: Clipsal Batten Diffused LED 1200mm.
- Laundry: Clipsal Ducted Exhaust Fan White (design specific).
- Bathroom / Ensuite: Clipsal Ducted Exhaust Fan White.

EXTERIOR

TIMBER DOORS (Hume)

- Front Entry Door: Builders range, paint finish.
- 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)

- External Doors: Sceptre Entrance Set & Round Slimline Deadbolt.
- Doorstops: White cushion.
- 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 & sliding doors.
- Obscure Glass: Ensuite, Bathroom & WC.

GARAGE DOOR (Gliderol)

- Essential series sectional Colorbond door, Madison design.

BRICKS (PGH 230x110x76mm)

- Range: From Builders Range
- Mortar: Off White, Ironed Joints

EXTERNAL CLADDING (James Hardie)

- Product: Design specific as nominated on plans.
- Finish: Painted.

TERMITE PROTECTION

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

EXTERNAL FLOOR FINISH

- Front Porch: Beaumont Tiles Belga range 450x450 P5.
- All Other Areas: Plain concrete, broom finish.

PLUMBING & DRAINAGE

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

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 & Eave Lining: 4.5mm FC sheet with PVC joining strips.
- Rear Alfresco Lining: Water resistant 10mm plasterboard.

PAINTING (Wattyl)

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

DRIVEWAY & 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.

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 mat & metal edging.
- Decorative Gravel: Installed in areas less than 2000mm wide.
- Retaining Walls: As per Site Plan & site requirements. Area/Estate specific.

FENCING & GATES

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

LETTERBOX

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

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, 70mm or 90mm internal (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.

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