

Choice Specification

Our Choice Specification is packed with big name brands and along list of quality inclusions. It's a generous starting point for you to add what you want, without paying for things that appeal to someone else. Pull out the pen and personalise your home design by making changes in red ink, add a bathroom, increase bedroom sizes, or up the level of finish – it's your home, it's your choice.

General Inclusions

- Housing Industry Association (HIA) Building Contract & Insurance
- Full working drawings and addenda for local authority submissions
- Full builder's indemnity insurance
- Site contour survey
- Structural site report and engineer certified working drawings
- Fully engineered concrete slab and footing
- Shire building permit fees and standard
- Water Corporation fees
- 12 months defects liability period
- Lifetime Structural Guarantee*
- Full perimeter termite treatment
- Ongoing consultation with one of our Design and Sales Consultants
- Personalised interior design consultation
- Council approved Energy Efficiency report
- Allowance for sewer run in (10m past last connection point)
- Allowance for water run in (6m past last fixture)
- Full cavity wall insulation

Exterior Inclusions

- 2c double brick construction* COLORBOND® custom orb steel roof, gutters, fascia and downpipes
- 25 degree roof pitch*
- 28c ceiling height to porch and garage
- 25c ceiling height to alfresco^
- Feature concrete brick paving to driveway (garage door width x 6m in length or to boundary, whatever occurs first), porch and alfresco from Builders Standard Range^
- H2 treated pine roof (blue pine)
- Durasheet lining to all eaves, alfresco and garage
- 2 outdoor garden taps with non-return valves
- Remote sectional door to garage with 3 remotes from Builders Standard Range
- 28c ceiling height internally*
- Heat pump hot water unit
- Acrylic texture coat render (2 colours) to front elevation and to entire home perimeter (one colour only).
- 2 course face brick, with rolled cream mortar joints from
- Builders Standard Range (where applicable)
- Full paint finish internally and externally (excluding internal walls)
- Choice of feature cornices throughout
- Protective metal corner beading to all internal trafficable areas
- White set hard wall plaster*
- R4 insulation to house and garage ceiling
- Gate valve to water meter (for owners future reticulation)
- 90mm PVC pipe under driveway

Door and Window Inclusions

- Powder coated aluminium window frames and sliding doors throughout
- Flyscreens to all awning and sliding windows and sliding doors
- Keyed locks to all sliding windows

- Aluminium framed front door
- All external door locks keyed alike
- Lever set and single deadlock to garage entry door
- Lever handles to all internal doors from Builders Standard Range
- Privacy latches to ensuite, bathroom and WC (where applicable)
- Painted 25c flush panel internal doors from Builder's Standard Range
- Modular metal internal door frames

Kitchen Inclusions

- 20mmVCS benchtops from Builders Standard Range with 300mm breakfast bar overhang
- ABS edging and soft closers to drawers and cupboards from Builders Standard Laminex Range
- Drawer and cupboard handles from Builders Standard Range
- Feature undermount stainless steel sink with feature chrome mixer tapware
- 900mm under bench oven
- 900mm induction cooktop
- 900mm canopy rangehood
- 700mm high tiled splashback to behind hotplate (from Builders Standard Range)
- Bank of 4 cutlery drawers (450mm)
- Four shelves to pantry
- Dishwasher recess with plumbing and electrical provisions
- Flick mixer tapware throughout
- Choice of chrome or black tapware

Bedroom Inclusions

- Walk-in robe with shelf and rail to master suite
- Double robes with shelf and rail to minor bedrooms
- Choice of mirrored or vinyl sliding doors to double robes

Bathroom/Ensuite/WC Inclusions

- 20mm VCS benchtops from Builders Standard Range
- ABS edging and soft close cupboards from Builders Standard Laminex Range
- Drawer and cupboard handles from Builders Standard Range
- Choice of fully framed or frameless direct stick mirrors to bathroom and ensuite
- Feature tapware from Builders Standard Range
- Dual flush back to wall toilet with soft closing lid feature
- Towel rail and toilet roll holder from Builders Standard Range
- Dual shower head rail to ensuite with overhead and handheld shower head
- Choice of chrome or black tapware
- Choice of feature inset vanity basins from Builders Standard Range
- Hobless showers throughout (including reflux valve where necessary)
- Semi-frameless shower screens with pivot door
- 2100mm high tiling to showers (from Builders Standard Range)
- 1525mm bath

- Energy compliant approved self closing flumed exhaust fans to ensuite, bathroom and WC where applicable
- Bermuda tile inset floor waste (chrome)
- Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from Builders Standard Range. Laid with a standard grout joint and cut with a standard tile cutter

Laundry Inclusions

- 20mm VCS benchtops from Builders Standard Range
- ABS edging and soft closers cupboards from Builders Standard Formica or Laminex Range
- Choice of rectified porcelain floor tiling (300x300) and non-rectified ceramic wall tiles (200x600) from Builders Standard Range. Laid with a standard grout joint and cut with a standard tile cutter
- Stainless steel inset trough and cupboard to laundry from Builders Standard Range
- Choice of mirrored or vinyl sliding doors to linen (where applicable)
- Washing machine taps
- Bermuda tile inset floor waste
- Choice of chrome or black tapware

Electrical Inclusions

- Threephase power*
- Western Power safety switch
- Double power points throughout the home (1 per room)
- LED (Powerlite 10w white) lighting throughout
- An additional (up to 4 LEDs in total) through front entry passage (Powerlite 10w white)
- An additional 3 LEDs to be included to an island (Powerlite 10w white)
- An additional 3 x DGPO's to kitchen and an additional DPGO to every other room

Plus

- + 3x additional LEDs to be included to Dining (Powerlite 10w white)
- + 3x additional LEDs to be included to Living (Powerlite 10w white)
- + 3x additional LEDs to be included to Theatre (Powerlite 10w white) – If applicable
- + 3x additional LEDs to be included to Games (Powerlite 10w white) – If applicable
- Hard wired smoke detectors installed to Australian Standards (interconnected)
- 3-point pack (1 x TV, 1 x data and 1 x phone point)
- 1 x single power point to dishwasher recess
- External lights to porch, laundry and alfresco^
- Telecommunications conduit (when located next to power dome and within 30m of meter box)
- Provision for National Broadband Network connection
- Weatherproof single GPO next to meter box
- Weatherproof double GPO to alfresco^
- Single GPO for heat pump hot water unit

- * Unless otherwise noted
- ^ Only if alfresco is included in design

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