



# INFINITY DECEMBER 2017 - VICTORIA INCLUSIONS



## 6 STAR RATED ENERGY EFFICIENCY



### PRE CONSTRUCTION

- ✓ Engineers soil report & slab design
- ✓ Council building application fees (standard applications based on Local City Council requirements excluding town planning, bonds etc.)

### SITE WORKS - FOUNDATIONS & CONNECTIONS

- ✓ Fixed price site works including cut/fill and retaining walls as required
- ✓ Engineer designed concrete slab & footings with control joints where applicable
- ✓ Termite treatment to slab penetrations and physical perimeter barrier
- ✓ Sewer & Storm water connections to existing serviceable connection points
- ✓ Water connection from pre-tapped water main
- ✓ House constructed for "N2" wind rating conditions (W33)

### ENERGY EFFICIENCY

- ✓ 6 Star Rated as per Government regulations
- ✓ R3.5 ceiling batts to ceiling area, excluding garage
- ✓ R1.5 walls batts to external walls
- ✓ Wall wrap to external stud walls
- ✓ Gas boosted solar hot water system

- ✓ Gas ducted heating unit
- ✓ Weather seals fitted to external hinged doors
- ✓ 500 KPA water pressure limiting device
- ✓ LED lighting to dwelling, fluorescent lights to garage
- ✓ Wall mounted split system reverse cycle air conditioner to main living area



#### KITCHEN INCLUSIONS

- ✓ Laminate finish cupboards with manufactured stone bench top to kitchen, in the standard Builders range of colours & door handles
- ✓ Omega 600mm wide stainless steel under bench oven
- ✓ Omega 600mm wide stainless steel gas cooktop
- ✓ Omega freestanding stainless steel dishwasher
- ✓ Omega 600mm wide stainless steel retractable rangehood
- ✓ Stainless steel under mount kitchen sink
- ✓ Chrome sink mixer
- ✓ Feature plaster bulkhead to kitchen overhead cupboards

- ✓ Dual flush vitreous china suite with standard seat
- ✓ White ceramic above counter basins

#### BATHROOM, ENSUITE & TOILET

- ✓ Laminate finish wall mounted vanities with manufactured stone bench tops in the standard Builders range, including drawer unit to vanity
- ✓ Clear laminated glass shower screens with powder coated aluminium frames in the standard Builders range of colours
- ✓ Tiled 450mm x 450mm niche to bathroom and ensuite shower
- ✓ Decina white acrylic bath (1510 - 1650mm - home design specific)
- ✓ Armada Raymor hand held shower arm and rail to ensuite and bathroom showers
- ✓ 900mm high polished edge mirrors fitted to the same width as the vanity unit
- ✓ Chrome mixer tap ware
- ✓ Chrome metal double towel rails and toilet roll holders



### BRICKS, WINDOWS, ROOF & GARAGE

- ✓ Select range of clay bricks from the Builders standard range
- ✓ Brickwork over all doors and windows (where applicable), infill over garage (Note - façade specific)
- ✓ Natural mortar with ironed joints
- ✓ Powder coated aluminium windows in the standard Builders range of colours with clear glass. Obscure glass to wet areas
- ✓ Powder coated aluminium fly screens to all openable windows security screens to all hinged and sliding doors
- ✓ Keyed window locks to all opening sashes and sliding doors
- ✓ Concrete roof tiles, or Colorbond metal roof (on specific facades), in the standard Builders range of colours and profile. Roof covering is subject to developers' approval where estate covenants may dictate use of certain roof types
- ✓ Auto sectional garage door to the front facade of the garage in the standard Builders range of colours including (2) handsets
- ✓ Colorbond fascia & gutter in the standard Builders range of colours
- ✓ Window furnishings throughout, excluding wet areas
- ✓ Toilet & Laundry floors 400mm splashback over tub 200mm skirting tiles
- ✓ 450mm x 450mm ceramic floor tiles to Kitchen, Meals and Family area as per plan
- ✓ Builders range carpet to Bedrooms, Lounge & Dining as per plan

### CERAMIC TILING

- ✓ Bathroom & Ensuite floors, 2000mm high to showers, 500mm above bath and 200mm skirting tile
- ✓ Kitchen splashback to underside of overhead cupboards



## ELECTRICAL

- ✓ Earth leakage safety switch & circuit breakers
- ✓ Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- ✓ Minimum 1 (1) double power point to each room
- ✓ Two (2) television points (complete with 5 lineal metres of cable and antenna)
- ✓ Smoke detectors (hard wired with battery backup)
- ✓ Pre-wiring for two (2) Telstra phone points
- ✓ Weatherproof bunker external light fittings

## STANDARD INTERNAL FEATURES

- ✓ 2590mm nominal ceiling height to ground floor
- ✓ Hume paint grade flush panel internal passage doors
- ✓ Schlage 'Jupiter' chrome internal lever door furniture
- ✓ Door stops and catches throughout
- ✓ 90mm paint grade coved cornice, 68mm paint grade splayed skirting & architraves
- ✓ Three (3) coat internal wash & wear wall paint system to Paint Manufacturers standard specifications
- ✓ Two (2) coats to ceiling to Paint Manufacturers standard specifications
- ✓ Vinyl sliding doors to robes and linen
- ✓ 45 litre acrylic Laundry tub
- ✓ AAA Rated water saving shower heads/tapware

## STANDARD EXTERNAL FEATURES

- ✓ Hume 'Newington' paint grade external front door with clear glazing
- ✓ Hume Duracote Tempered Hardboard External Hinged Doors to other External Doors if applicable

- ✓ Schlage 'Jupiter' chrome exterior lever set to front entry
- ✓ Deadlock to all external hinged doors
- ✓ Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- ✓ Two (2) external garden hose taps
- ✓ Colour through concrete driveway and pathways
- ✓ Integrated slabs to porch and patios with tiled finish (where applicable)
- ✓ Landscaping to front and rear yard including garden beds, decorative aggregate and/or turf, subject to developers approval
- ✓ Fencing to side and rear boundaries including returns and gate to one side. Fencing is subject to developers' approval where estate covenants may dictate use of certain fencing types
- ✓ Fold down clothesline with concrete pad and path to laundry
- ✓ Feature pillar letterbox to complement house

## WARRANTIES

- ✓ Six month defects liability period
- ✓ Statutory 7 years structural warranty