



Standard Inclusions

Turnkey Package

General

6 star energy rating (as per building regulations)
 10 years structural guarantee
 3 month maintenance / guarantee service
 Colour selection service plans, permits and fees

Exterior	<p>Footings: "H2" Class Waffle concrete slab</p> <p>Bricks: Boral or PGH Bricks (Builder's range) with flush, ironed or ranked joints</p> <p>Roof Tiles: Concrete roof tiles from builders range</p> <p>Windows: Aluminium framed windows (lockable) throughout from builder's range- white cathedral obscure glazing to Bathroom, ensuite and waterclosets (refer to workings drawings for specs)</p> <p>Guttering: Colorbond Solar Hot Water: Solar gas boosted hot water system with 1 No roof collector</p> <p>Fibre Optic Provisions: Conduit provisions installed complying with FOP provider</p> <p>External Door Furniture: Entrance set with deadlock to front entry & entrance sets to balance</p>	<p>Cleaning: Site cleaning</p> <p>Termite: Part A termite treatment to slab penetrations and Part B termite treatment to slab perimeter</p> <p>Render: Coloured render to facades (refer to working drawings for specifications)</p> <p>Entry Door: Builders standard range feature timber door</p> <p>Connections: All services includes sewer, stormwater, dry water tapping and underground power for land up to 450 sq. meter</p> <p>Downpipes: Colorbond</p> <p>Laundry Door: Aluminium Sliding Door</p> <p>Taps: Front and rear garden taps</p> <p>Garage Door: Manual opening sectional garage door</p>
Interior	<p>Frame / Walls: Stabilized pine wall frame (studs 450mm ctrs) and engineered roof truss</p> <p>Robe / Linen Doors: 2040mm high hinged flush panel doors throughout (Builders Range)</p> <p>Robes / Broom / WIR: Built in robes to all bedrooms and walk in robes to master bedroom with 1 No 445mm wide white melamine shelf and hanging rail under.</p> <p>Skirting & Architraves: MDF 67mm x 18mm Standard profile architraves and skirting</p> <p>Tiles: Choice of ceramic wall and floor tiles to wet areas from Builder's range 100mm skirting tile to all wet areas (excluding kitchen)</p> <p>Plaster: 10mm plasterboard to walls and ceiling and villa board to wet areas</p> <p>Paint: Quality builders range paint 2 coat application (washable) throughout</p>	<p>Doors: 2040mm high hinged flush panel doors throughout (Builder's Range)</p> <p>Door Furniture: Builders range lever door furniture</p> <p>Linen: 4 No rows of 445mm wide melamine shelves to linen cupboards as per plans</p> <p>Cornice: 75mm Scotia (Builder's range)</p> <p>Insulation: R3.5 Glasswool batts to ceiling of roof space only (excludes garage) R2.0 Glasswool wall batts including sisilation to external brick veneer walls (excluding garage) and wall in between house and garage</p> <p>Heating: Ducted gas central heating system (Builder's Range) to living areas only</p> <p>Ceilings: 2440mm (overall plates) standard ceiling height to dwelling</p> <p>Trough: 45 litre Laundry trough with white metal cabinet</p>

Kitchens

Cabinet: Laminate cabinets (excludes overhead cupboards) with selection of colours and finishes from builder's range

Handles: To all doors, choice of colour and style from builder's range

Tap: Chrome sink mixer

Cooktop: 600mm stainless steel Gas Cooktop

Kitchen benchtop: Laminate rolled edge with choice of colours and style from builder's range

Sink: 1 & 3/4 bowl single drainer stainless steel sink (Builder's range)

Oven: 600mm stainless steel Electric Oven

Rangehood: 600mm stainless steel canopy rangehood

Bathroom/ Ensuite/ Watercloset

Cabinet: Laminate cabinets with selection of colours and finishes from builder's range

Handles: To all doors, choice of colour and style from builder's range

Shower Basins: 900 x 900 polymarble moulded shower base

Bath: 1525mm long pressed steel bath (White)

Mirrors: Polished edge mirrors – above vanity splashback

Vanity Top: Laminate rolled edge benchtop with choice of colours and style from builder's range

Shower Screens: Semi framed pivot door shower screens with laminated glass and polished chrome frame

Toilet: Close coupled dual flush toilet with soft close lid

Taps: Solid handle mixer taps throughout

Electrical

Lights: Batten light with globe and white conical shade throughout home

Switches: C2000 or similar wall mounted switches

Television: 2 No. Pre wired television connection points (refer to electrical layout)

Exhaust Fans: 6 Star energy rated ceiling exhaust fans (Builder's Range to Bathroom and Ensuite only)

Tapware: Sink mixer tap to trough and cross handled washing machine stops

Power Points: Single / Double power points throughout (refer to electrical layout)

Telephone: 2 No. Pre-wired telephone points (refer to electrical layout)

Smoke Detectors: Hardwired battery backup installation to conform to the regulations

Safety Switches: Circuit breakers and safety switch to meter box

NOTE: BlackOrchid reserves the right to alter any item on this standard inclusion and maybe subject to change without notice.

Turnkey Package Inclusion

Fencing allowance 11 X 38 lnm

Sectional panel lift garage door with 3 no. remote controller

Holland blinds throughout

Fibre optic connection NBN

Landscaping up to 450sqm including clothline and letterbox

Laminate timber floor to entry, kitchen and meals. Tiles to all wet areas, carpet to balance

Flyscreens to all windows sliding fly door
 2.5 kw split air conditioning system

Technika stainless steel dishwasher

40 sqm colour concrete driveway

Alarm system

TV antenna to roof

Towel rail, toilet roll holders and towel rings included



Landscaping 14m lot width



- A. Seeded Grass
- B. 10No. Plants Large shrubs (200mm pot)
- C. Ground Mounted clothesline
- D. 6No. 300 x 300mm Concrete Pavers
- E. Wing Fence and 1925mm high Gate
- F. 50mm Deep Pine Mulch to Garden Bed
- G. 15No. Plants Large Shrub (150mm pot)
- H. 1No. tree (33cm pot)
- I. 50mm Deep Mulch to Garden Bed
- J. 50mm Deep tuscan of Lilydale topping
- K. Boundary Fencing as per Developer's Requirements
- L. Up to 40sqm of Sealed Concrete
- M. 50mm Deep Pebbles to Garden Bed
- N. Sandstone Letter Box

50mm deep Tuscan or Lilydale topping 50mm deep Mulch to garden bed 50mm deep Pine Mulch to garden bed 50mm deep Pebbles to garden bed Seeded grass

Standard Inclusions Fittings & Fixtures



900mm Technika stainless steel cooker



600mm Technika freestanding dishwasher



900mm Technika Rangehood



Kitchen: Stainless Steel Double Bowl Sink



Joinery Handles: Stainless Steel



Bathroom Vanity: White Ceramic Basin



Bathroom: Chrome Shower Rail



Basin Tap: Chrome Mixer



Kitchen Sink: Chrome Mixer



Roller Blinds: White



Interior Cornices



Kitchen Splashback: Starphire glass

EXTERNAL COLOUR SCHEME



Roof Tiles
Macquarie / Dark Chocolate



Gutters / Fascia
Colorbond Jasper



Windows / Garage & Front Door
Colorbond Paperbark



Brick
Boral Tanami



Render
Haymes Dusty Trail 2902



Render 2
Haymes Dusty Trail 2730

KITCHEN COLOUR SCHEME



Benchtop
Polytec Argento Stone



Cupboards
Polytec Classic White



Timber Floor
Tuscany #SK25

LOUNGE COLOUR SCHEME

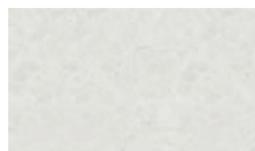


Walls
Haymes Pale Mushroom 2

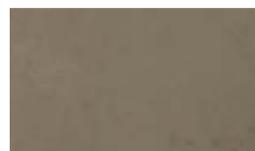


Carpet
Dent 132

BATHROOM COLOUR SCHEME



Benchtop
Polytec Argento Stone



Wall Tiles
KD1915 300x400



Cupboards
Polytec Rocco Lini



Floor Tiles
KD2004 300x300

EXTERNAL COLOUR SCHEME



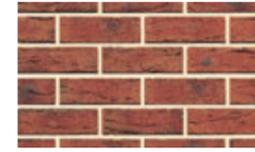
Roof Tiles
Macquarie / Gunmetal



Gutters / Windows & Garage
Colorbond Woodland Grey



Fascia / Front Door
Colorbond Evening Haze



Brick
Boral Jarrah



Render
Haymes Oak Buff 5



Render 2
Haymes Oak Buff 1

KITCHEN COLOUR SCHEME



Benchtop
Polytec Blanco Marquina



Cupboards
Polytec Marni Lini



Timber Floor
Oasis #SK2312

LOUNGE COLOUR SCHEME



Walls
Haymes Aura NG28



Carpet
Dent 129

BATHROOM COLOUR SCHEME



Benchtop
Polytec Stonehenge



Wall Tiles
KD0903 300x400



Cupboards
Polytec Polar White



Floor Tiles
KD1804 300x300

EXTERNAL COLOUR SCHEME



Roof Tiles
Slimline / Ebony



Gutters / Garage
Colorbond Monument



Fascia / Windows & Front Door
Colorbond Surfmist



Brick
Boral Dark Rye



Render
Haymes Diversity NG37



Render 2
Haymes Pale Mushroom 4

KITCHEN COLOUR SCHEME



Benchtop
Polytec Stone Marquina



Cupboards
Polytec White Mist

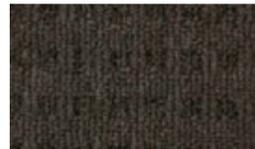


Timber Floor
Terra Nova8 #SK2208

LOUNGE COLOUR SCHEME



Walls
Haymes Aura NG28



Carpet
Dent 129

BATHROOM COLOUR SCHEME



Benchtop
Polytec Stonehenge



Wall Tiles
KD0903 300x400



Cupboards
Polytec Polar White



Floor Tiles
KD1804 300x300

EXTERNAL COLOUR SCHEME



Roof Tiles
Slimline / Twilight



Gutters / Fascia
Colorbond Basalt



Windows / Garage & Front Door
Colorbond Dune



Brick
Boral Brushwood

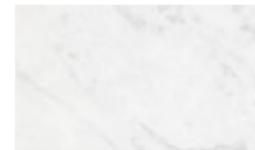


Render
Haymes Refuge 6



Render 2
Haymes Refuge 2

KITCHEN COLOUR SCHEME



Benchtop
Polytec Carrara



Cupboards
Polytec Nickel



Timber Floor
Luna #SK2012

LOUNGE COLOUR SCHEME



Walls
Haymes Aura NG28



Carpet
Dent 128

BATHROOM COLOUR SCHEME



Benchtop
Polytec Stonehenge



Wall Tiles
KD2302 300x400



Cupboards
Polytec Whitewood



Floor Tiles
KD1803 300x300



Building with integrity. Delivering innovation.

BlackOrchid brings together a wealth of knowledge in the construction and development sector in Australia, with over 120 years combined experience in senior management alone.

