

# BROOKHAVEN

QUALITY  
RANGE  
INCLUSIONS

urbaneHOMES



For colour selections not specified in this inclusions document, please refer to lot specific external and internal colour scheme.

For extent and sizes of all products, materials and finishes not specified in this inclusions document, please refer to lot specific working drawings.

In the event that any specified product/finish is not available when required by the Builder, the Builder may substitute an alternative product/finish of equal or better standard.

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## 1. KITCHEN

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- 1.1 Chef CVE612SA 600mm stainless steel electric fan forced oven
- 1.2 Chef CHC644BA 600mm stainless steel electric cooktop
- 1.3 Chef REHR6S 600mm stainless steel retractable and recirculating rangehood
- 1.4 Dishlex DSF6105X stainless steel dishwasher
- 1.5 Custom built fully lined laminated base cupboards, cupboard doors and drawers
- 1.6 Custom built fully lined laminated overhead cupboards and cupboard doors
- 1.7 Custom built fully lined laminated pantry with fixed and adjustable shelving
- 1.8 Laminated kickboard
- 1.9 20mm reconstituted Caesarstone benchtop with square edge and 200mm overhang to breakfast bar
- 1.10 Dishwasher space and microwave space
- 1.11 Chrome handles and hinges
- 1.12 Ceramic wall tiles to splashback
- 1.13 Alpine MKII chrome mixer tap
- 1.14 Radiant R150 1&3/4 bowl stainless steel sink
- 1.15 Soft close mechanisms to bank of 3 drawers

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## 2. BATHROOM AND ENSUITE

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- 2.1 Wall hung white semi-gloss laminated vanity units (760mm wide) with (1) cupboard door and (2) drawers, white cultured marble vanity top with integrated moulded basin, brushed Nickel flat D handles
- 2.2 950mm high polished edge mirror to full width of vanity

- 2.3 Caroma Maxton 1525mm white acrylic bath in tiled hob to bathroom
- 2.4 Tiled shower base with tiled hob
- 2.5 Powder coated aluminium semi frameless shower screen, polished chrome with clear glazing and pivot door
- 2.6 Alpine chrome mixer taps to shower, bath and basin
- 2.7 Caroma Elegance multifunction chrome hand held shower on rail
- 2.8 Phoenix Cathay chrome wall mounted bath spout to bathroom
- 2.9 Stylus Symphony white dual flush toilet suite
- 2.10 Caroma Cosmo 600mm chrome double towel rail (1) to bathroom and (1) to ensuite
- 2.11 Caroma Cosmo chrome toilet roll holder
- 2.12 Ceramic wall and skirting tiles
- 2.13 Chrome floor wastes

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## 3. LAUNDRY

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- 3.1 45 litre Clarke stainless steel tub and white enamel cabinet with bypass
- 3.2 Alpine MK11 chrome mixer tap
- 3.3 Phoenix Cathay chrome washing machine stops installed inside laundry cabinet
- 3.4 Ceramic tiled splashback above tub (300m high)

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## 4. FLOOR AND WINDOW COVERINGS

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- 4.1 Carpet to all bedrooms and lounge room (unless shown otherwise)
- 4.2 Ceramic floor tiles to all other living spaces, hallways and wet areas
- 4.3 Roller blinds to all windows (excluding front entry sidelight, bathroom, ensuite and WC) and sliding glass doors

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## 5. STORAGE

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- 5.1 Built in robes with sliding vinyl doors to bedrooms 2, 3 and 4
- 5.2 Built in robe/s with sliding vinyl door/s and (1) mirror sliding door or walk in robe with hinged door to bedroom 1
- 5.3 (1) 450mm deep white melamine shelf with hanging rail to built in robes and walk in robe
- 5.4 (1) 1700mm high x 450mm deep white melamine shelving tower with four evenly spaced white melamine shelves to each bedroom robe
- 5.5 (1) 450mm deep white melamine shelf with hanging rail to coat cupboard (where applicable)
- 5.6 (4) 450mm deep white melamine shelves to linen cupboard/s

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## 6. CEILINGS

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- 6.1 2440mm (nominal) height throughout
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## 7. ELECTRICAL

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- 7.1 (1) White combination ceiling fan and light to all bedrooms, family room, lounge room and MPR (where applicable)
- 7.2 LED downlight/s (I.C rated) to all other rooms, hallways and front entry
- 7.3 (2) weatherproof external flood lights
- 7.4 Double power points in all bedrooms and living areas
- 7.5 Single power points for fridge space, microwave space, dishwasher and rangehood
- 7.6 Digital TV antenna including three pre-wired TV points. (1) to lounge or MPR (where applicable), (1) to family room and (1) to bedroom 1
- 7.7 (3) Telephone/Data points. (1) to bedroom 1, (1) to Family Room and (1) to lounge room or MPR (where applicable)
- 7.8 White wall mounted switch plates
- 7.9 Hardwired and interconnected smoke detectors with battery backup
- 7.10 RCD safety switch and circuit breakers to meter box
- 7.11 (1) internal batten light point to garage ceiling. (1) internal batten light point to laundry in garage (where applicable)
- 7.12 (1) Oyster light fitting to front porch and alfresco
- 7.13 (1) Exhaust fan to bathroom, ensuite and WC
- 7.14 Pre-provisioning for NBN to include;
- » Provide 'P25' communication conduit from service pit to PCD location with drawstring. Fibre network cable supplied & installed by others.
  - » Provide 'P25' communication conduit from the external premises connection device (PCD) to the location nominated as the network termination device (NTD) and the power supply unit (PSU).
  - » Telephone/Data points to be wired back to the NTD location.
  - » PCD, NTD & PSU location shown indicative and to be installed by others after handover.
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## 8. COOLING/HEATING

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- 8.1 Daikin reverse cycle air conditioner to family room. Condenser and wall mounted indoor unit installed back to back
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## 9. HOT WATER SYSTEM

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- 9.1 250 litre Aquamax electric hot water service including a reinforced concrete pad
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## 10. INTERNAL INCLUSIONS

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- 10.1 2040mm high flush panel hinged doors or cavity sliding doors (where applicable)
- 10.2 Chrome hinges to doors – lift off where required
- 10.3 Gainsborough G4 Series Satin Chrome Lianna Lever door handles
- 10.4 Privacy locks to Bathroom, Ensuite and WC
- 10.5 67x12mm MDF skirting board with splayed profile
- 10.6 42x12mm MDF architrave with splayed profile
- 10.7 White cushion door stops to wet area doors
- 10.8 White gripper door stops to all other doors
- 10.9 10mm plasterboard to ceilings and walls
- 10.10 6mm villaboard to Bathroom, Ensuite and above laundry tub
- 10.11 90mm cove plasterboard cornice
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## 11. EXTERNAL INCLUSIONS

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- 11.1 Austral clay face bricks with natural colour rolled mortar joints to side and rear elevations
- 11.2 Austral clay feature bricks with off white colour rolled mortar joints to front façade (where applicable)
- 11.3 Painted render to front façade including feature render elements or feature brick elements
- 11.4 Aluminium powder coated sliding windows with keyed alike locks and sliding doors with keyed alike locks. White Cathedral glazing to bathroom, ensuite and WC windows
- 11.5 Aluminium entry frame, powder coated finish, with a clear glazed sidelight (where applicable)
- 11.6 Aluminium flyscreen with fibreglass mesh to all operable windows. Frame colour to match windows
- 11.7 Aluminium flyscreen with fibreglass mesh to all external sliding glass doors. Frame colour to match windows
- 11.8 Aluminium barrier screen door to front entry door. Frame colour to match windows with black grille
- 11.9 2040mm high by 820mm wide painted front entry door. Corinthian PMAD 101 or PMAD 106 with clear glazing
- 11.10 Gainsborough Terrace entrance set keyed door handle and lock to front door, external hinged doors (where applicable) and door from garage to house
- 11.11 Painted fibre cement infills above doors and windows (where applicable)
- 11.12 Painted plasterboard to alfresco ceiling
- 11.13 Painted fibre cement to eaves
- 11.14 Two external taps – (1) to the front and (1) to the rear
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## 12. PAINT INTERNAL

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- 12.1 Taubmans Ultra Enamel full gloss to doors, skirting boards, architraves and woodwork (3 coats)
  - 12.2 Taubmans Tradex to ceilings (2 coats)
  - 12.3 Taubmans Easy Coat Pro matt to walls (3 coat system)
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## 13. PAINT - EXTERNAL

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- 13.1 Taubmans Ultra Enamel full gloss to all external hinged doors
  - 13.2 Taubmans All Weather Exterior matt to woodwork, eaves, blue board and lightweight cladding
  - 13.3 Colorbond finish to downpipes
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## 14. FRAMING

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- 14.1 Engineer designed BlueScope Truecore steel wall frames and roof trusses
  - 14.2 Engineer designed bracing and tie down to suit wind rating
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## 15. INSULATION

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- 15.1 R2.5 Glasswool ceiling batts to house and garage
  - 15.2 Sisalation to external brick veneer walls including garage. Breathable sisalation behind lightweight cladding
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## 16. ROOFING

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- 16.1 Colorbond custom orb metal roofing with matching Whirlybird (wind driven ventilator)
  - 16.2 Colorbond fascia and quad profile gutter
  - 16.3 100x75mm Colorbond downpipes
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## 17. GARAGE

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- 17.1 Automatic sectional garage door with (2) hand held remote controls and (1) wall mounted remote control
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## 18. LANDSCAPING

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- 18.1 Sealed exposed aggregate concrete to crossover, driveway, path to porch and porch
- 18.2 Exposed aggregate concrete to alfresco
- 18.3 Concrete stepping stones from laundry to clothes line
- 18.4 High density lightweight painted textured Polytec Key

Largo Letterbox including concrete pad and street number

- 18.5 Wall mounted or post mounted fold away clothesline
  - 18.6 1800mm high butt paling timber fencing including return wing panel/s and (1) side gate
  - 18.7 Stormwater gully pits as required to collect surface water
  - 18.8 Gravel strip to perimeter of home (where applicable) including timber edge
  - 18.9 15m<sup>2</sup> garden beds to front yard including timber edge, (2) feature shrubs (45 litre pot size), (13) plants (200mm pot size), garden soil and mulch
  - 18.10 Turf to remainder of yard
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## 19. GENERAL INCLUSIONS

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- 19.1 Concrete slab including slab piers (if specified) to suit engineers soil classification and foundation design
- 19.2 All statutory costs including:
  - » Local authority fees
  - » Private certification fees
  - » QBCC insurance premium
  - » Long service levy
  - » Public and professional liability insurance
- 19.3 Soil testing, slab design, structural design, wind rating and articulation design
- 19.4 Working drawings
- 19.5 6 year structural warranty period
- 19.6 12 months non-structural warranty period
- 19.7 6 - star energy rating
- 19.8 Connection of services (water, electricity, sewer, stormwater) to the lot. Excludes service providers connection and account establishment fees.
- 19.9 Termite control system in accordance with all relevant standards
- 19.10 Earthworks and retaining walls as required to create a level building platform and to comply with Local Authority requirements
- 19.11 Full internal and external house cleans
- 19.12 Handover kit/manual including all relevant manufacturer and subcontractor certificates, warranties, contacts and instruction documents

**CONTACT DETAILS**  
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