

## SPECIFICATION OF STANDARD INCLUSIONS:

### PRELIMINARIES

- Personalised customer service throughout the entire building process with a focus on complete transparency
- Building with a certified HIA & MBA member
- HIA lump sum (fixed price) building contract
- Home warranty (indemnity) insurance policy
- Soil classification report certified by an engineer (based on a sandy site)
- Contour feature survey of your site by a surveyor
- Re-Peg the boundaries of your site by a surveyor
- Water corporation application fees (standard new build)
- 6-Star energy efficiency compliance report
- Certificate of design compliance report
- Building permit fees paid to the relevant council
- Colour consultation meeting with our interior designer

### SLAB & BRICKWORK

- Concrete footings & slab certified by an engineer (based on flat a sandy site)
- Termite prevention treatment under the house slab, garage hardstand & around perimeter of the house
- Double clay brick cavity walls to the external of the house
- Selection of face bricks for external walls
- Vertical cored clay bricks for internal walls throughout
- Timber door frame to the entry (single rebate)
- Metal door frames to internal doors throughout
- Aluminium framed windows and sliding doors with breeze-lock to all windows & a wide range of frame colours
- Metal electric / gas combination meter box

### ROOF, PLASTERING & CEILINGS

- Treated timber roof frame (25 degree pitch), with fibre cement lining to the garage, portico & alfresco ceilings
- Colorbond roof cover, gutters, fascia & downpipes
- Colorbond flumes connected to exhaust fans & rangehood
- Sand finish render to front elevation, including a feature colour to portico (where applicable)
- Float & set plaster to all internal walls throughout
- Metal beads installed to all trafficable corners
- Plasterboard ceilings with cove cornice throughout house
- Insulation (R4.0) above ceiling throughout house & garage

### CABINETWORKS

- Stone benchtops to the kitchen (20mm thick, square edge)
- Laminate benchtops to ensuite & bathroom
- Laminate board cabinetry custom made as per plan
- Soft close doors & drawers to cabinets in the kitchen
- Pantry & linen cupboards with full shelving
- Dishwasher recess with cold water tap to the kitchen
- Robes with shelf & rail to bedrooms, including mirrored sliding doors & soffit ceiling above (where shown on plans)

### TILING & PLUMBING FIXTURES

- Stainless steel double bowl sink to kitchen
- 45L stainless steel trough in metal cabinet to laundry
- White china basin to ensuite & bathroom
- White acrylic bath tub to bathroom
- Chrome plated metal mixer tapware throughout
- Close coupled dual flush toilet suites to toilets
- Pivot door shower screen to ensuite & bathroom
- Mirror above cabinets to ensuite & bathroom
- Chrome plated metal towel rail to ensuite & bathroom
- Chrome plated toilet roll holder to every toilet
- Ceramic wall tiling (P.C. \$44/m<sup>2</sup>) - 200mm high splashbacks over benchtops, 2000mm high in showers
- Mitred tiling finish to tiled corners
- Ceramic floor tiling (P.C. \$44/m<sup>2</sup>) - 200mm high skirting to ensuite, bathroom, laundry & toilets
- Chrome plated metal floor wastes to wet areas

### DOORS, PAINTING & ELECTRICAL

- Selection of designer doors with Trilock to entry
- Solid core door with lever handle & deadlock to garage
- Flush panel doors internally throughout
- Selection of lever door handles to internal doors
- Privacy locks to door handles in ensuite, bathroom & WC
- Internal painting to all ceilings, doors, door frames, shelving fronts (internal walls are not included)
- External painting to all beams, posts, meterbox & sand finish render (where applicable)
- Double GPO & light point in every room
- GPO to dishwasher recess in the kitchen
- Light point outside every external door & in garage
- Hard wired smoke alarms interconnected with battery
- Quality 900mm wide stainless steel appliances:
- Stainless steel electric fan forced oven
- Stainless steel gas cooktop
- Stainless steel canopy range hood
- Continuous flow instantaneous gas hot water system

### MISCELLANEOUS ITEMS

- Clear glazing to windows & sliding doors throughout with obscure glazing to ensuite, bathroom & WC windows
- Flyscreens to all opening windows & flyscreen doors to opening sliding doors
- Brick paving to driveway (6m maximum), front path, portico & alfresco
- Colorbond sectional garage door automatic with remotes
- Natural finish concrete hardstand to garage
- Site amenities as required throughout construction
- Thorough internal house clean prior to handover
- Defects liability period for 6x months after handover
- Structural warranty period for 25x years after handover

**NOTE:** This is a standard specification which is to be used as a guide of inclusions only and is superseded by the Pre-Contract Quotation & Addenda



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# DISPLAY SERIES

## THE ASHTON



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## OVERVIEW

Welcome to The Ashton which is now on display in the Sienna Woods Estate, Hilbert.

In the heart of the home lies the kitchen, dining and living areas which to sum up in one word are HUGE!!!. Directly off the living area is the home theatre and undercover alfresco area making this home perfect for entertaining family & friends.

At the front of the home is the master suite which has a separate his & hers WIR and leads you into the impressive ensuite. The remaining bedrooms and bathroom are located in a separate wing of the house.

The Ashton has been designed for modern living so whether you're a first homebuyer or a young family this home ticks all the boxes.

## INCLUSIONS

(e/o standard inclusions)

- 31c high ceilings to the living areas
- Stone benchtops to the kitchen
- Cabinetry throughout as per the display
- 900mm wide oven, cooktop & intergrated rangehood
- Hobless shower to the ensuite
- Recessed lighting throughout as per the display
- Mirrored sliding robes to all minor bedrooms
- Soft closers to all cabinets & drawers to kitchen
- Instantaneous gas hot water unit

## AREAS

|               |                            |
|---------------|----------------------------|
| House:        | 159.87m <sup>2</sup>       |
| Garage:       | 36.18m <sup>2</sup>        |
| Alfresco:     | 17.02m <sup>2</sup>        |
| Portico:      | 3.56m <sup>2</sup>         |
| <b>Total:</b> | <b>216.63m<sup>2</sup></b> |

