

The Advantage

Inclusion Package

Beyond what you see.
Transforming Your Home
to Perfection

The Advantage inclusions package to help
you make the right choice





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EXTERNAL

Bricks

Building your dream home with the Face Bricks from Choice Advantage Range, off white iron raked Mortar. Offering you a selection of brick colours for you to choose from.



Lightning
(Dark and Stormy)



Monsoon
(Dark and Stormy)



Thunder
(Dark & Stormy)



Whirlwind
(Dark & Stormy)



Zephyr
(Dark & Stormy)



Elderberry
(Botanicals)



Juniper
(Botanicals)



Sage
(Botanicals)



Sandalwood
(Botanicals)



Gravel
(Foundations)



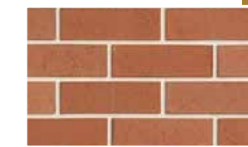
Silica
(Foundations)



Brown
(Velour)



Choc Tan
(Velour)

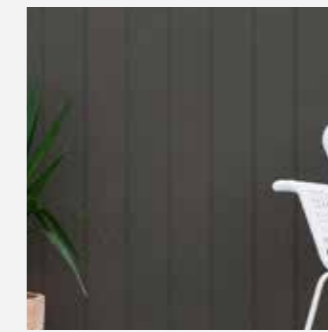


Terracotta
(Velour)

Cladding

We offer partial façade, façade, side and rear elevations with standard weatherboard cladding (as per the plan).

Vertical Caddings



Horizontal Caddings



Matrix



Image is for illustrative purposes only and has elements that are not included in the inclusions. Please refer to text inclusions in this document for a list of actual inclusions.



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Main Roof & Pitch

Monier Choice Advantage Range concrete colour roof tiles with sarking are available with multiple colour choices (as per the plan).

22.5-degree roof pitch & 450mm wide perimeter eaves (as per the plan)



ELBANA

Available in different colours



HORIZON

Available in different colours



ATURA

Available in different colours



CAMBRIDGE



MADISON

Secondary Roof

Strong and Secure Colorbond® Metal sheet roofing is available. (Extra charges are applicable, as per the plan)

GULLY®	IRONSTONE®	JASPER®	TERRAIN®
WALLABY®	WINDSPRAY®	CLASSICCREAM™	COTTAGE GREEN®
DEEP OCEAN®	MANOR RED®	NIGHT SKY®	PALE EUCALYPT®
PAPERBARK®	WOODLAND GREY®		

Fascia & Gutter

COLORBOND® steel gutters, fascia, and barge are used to complement your roof.

CLASSIC colour range2

CLASSIC CREAM™	PAPERBARK®
PALE EUCALYPT®	WOODLAND GREY®
DEEP OCEAN®	COTTAGE GREEN®
MANOR RED®	NIGHT SKY®

CONTEMPORARY colour range2

SURFMIST®	EVENING HAZE	SHALE GREY™	DUNE®
COVE™	WINDSPRAY®	GULLY™	MANGROVE™
WALLABY™	JASPER®	BASALT®	IRONSTONE®
TERRAIN®	MONUMENT®		



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Garage Door

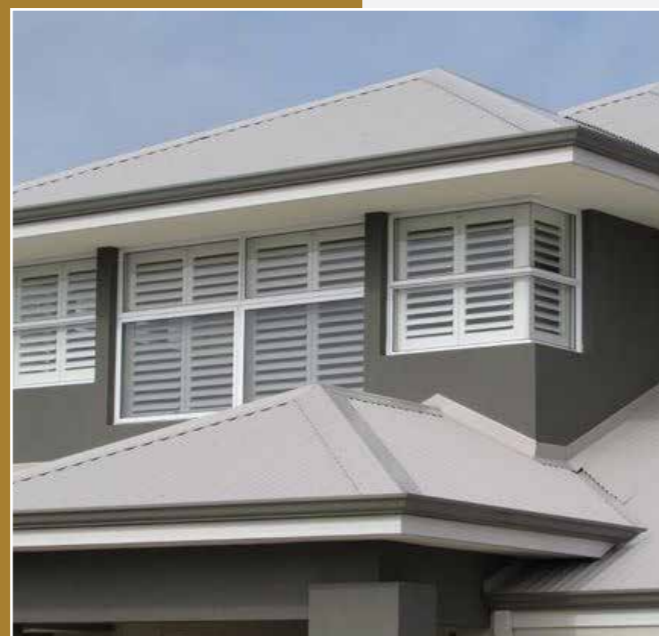
Single (up to 2500mm wide) or double (up to 4800mm wide) Colorbond sectional garage door with woodgrain finish and 2 remotes as per home design. Colour choices from Colorbond advantage range.



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Eaves

Painted finish up to nominal 450mm width where applicable, in accordance with Final architectural drawings, subject to regulatory allowances.



Windows

Powder Coated Aluminium awning windows to front façade. Obscure glazed to bathrooms. WC and aluminium sliding windows with keyed door to remainder.



STANDARD RANGE

Pearl white, gloss WH	Ultra black, matt UB	Monument, matt MNT	Woodland grey, matt WL	Dune, satin DU
Anodic natural matt, matt AN	Surfmist, matt CSMI	Anodic off white, matt AO	Primrose, gloss PR	Stone beige, matt BE

DESIGNER RANGE

Trend metallic charcoal, gloss MC	Basalt, matt BSLT	Ironstone, matt IS	Deep ocean, satin DE	Jasper, matt JA
Hammersley brown, satin BR	Trend silver pearl, satin PS	Shale grey, matt CSGI	White birch, gloss WB	Paperbark, matt CPB

Structural

We use a Pine Treated 90mm thick timber frame in accordance with AS 1684 for your dream home.

Termite Protection

We offer a Termite barrier system to the perimeter of the slab and penetration points in accordance with AS 3660.1.

Ceiling Height

The structure is built with a 2650mm ceiling height for the ground floor and 2450mm for the first floor



Facade

Modern façade upgrade including extended front porch with bagged painted finish to porch pillars or timber.

Porch

500x500 outdoor tiles are integrated into the concrete slab on the porch.

Foundation

Concrete slab with a waffle pod designed by an engineer (M or H1 classification)



Garden Taps

Garden taps on two external walls, one in the front and one in the back, are connected to a rainwater tank and Sydney water.

Alfresco

Optional Alfresco included from a select range of designs. Includes integrated concrete slab, brick piers and roof over.

Water Tank

Slimline water tank including pump & electrical connection up to 3000 litres



Hot Water System

Rheem Metro Max 26L external instantaneous gas hot water system

INTERNAL



Gas

We provide 1 x Internal gas bayonet heating point (subject to gas availability).

Paint

Three coats of Taubman paint on all ceilings, both external and interior, as well as as woodwork.

Plasterboard

10mm Plasterboard to all walls and ceilings (non-wet areas)



Insulation

R3.0 glasswool batts to ceilings and R2.0 glasswool batts to external walls (excluding internal dividing wall between main area and garage).

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Cornice

We offer your choice of 90 mm cove cornice or Square set Throughout.

Staircase

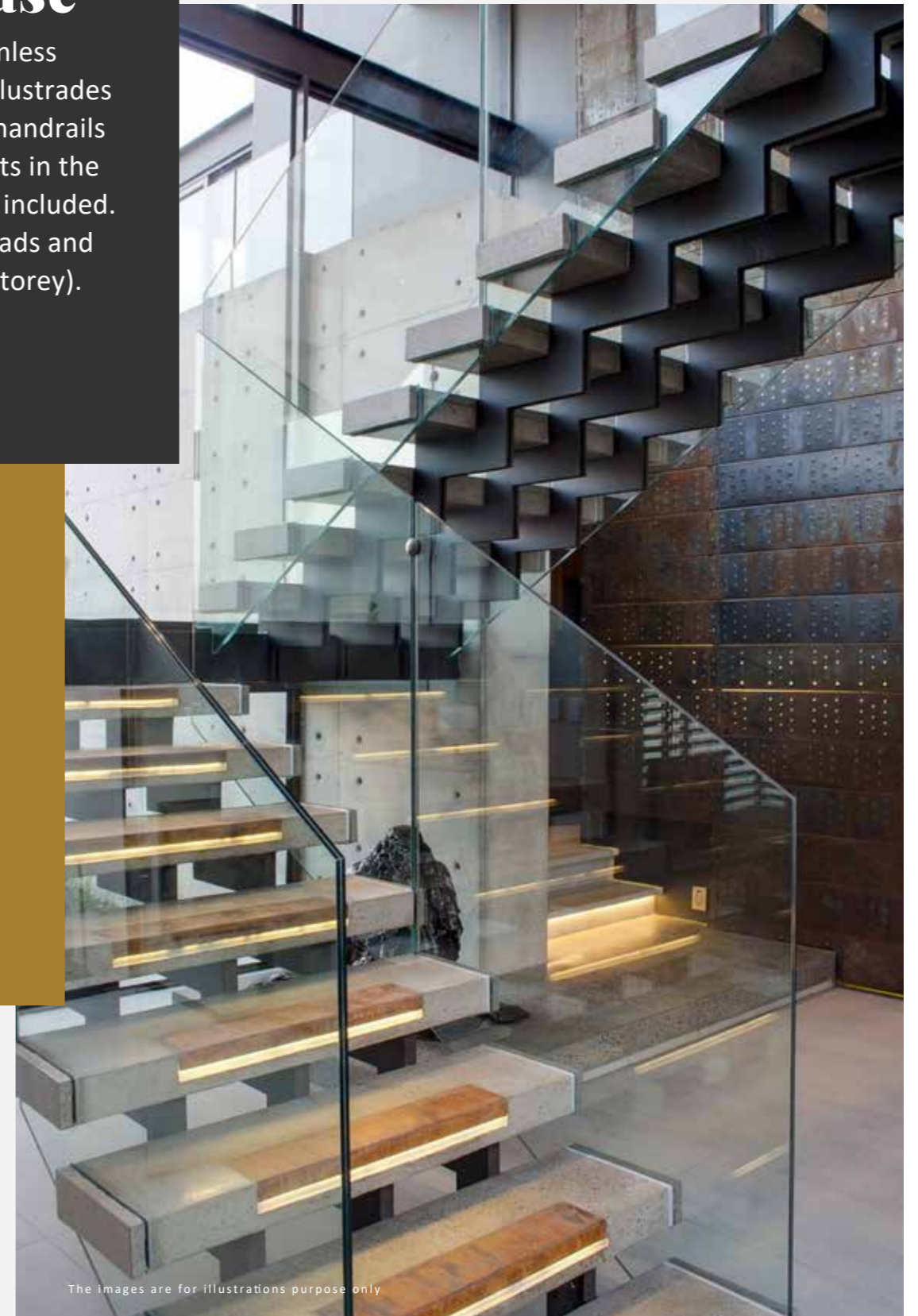
Decorative stainless steel square balustrades with pine oval handrails and square posts in the paint finish are included. MDF closed treads and risers (double storey).

Built-in Robes / Walk-in Robes

Melamine shelves and a melamine set of three drawers complement the mirror sliding door in a metal frame (as per plan).

Linen

Four white melamine evenly spaced shelves are included.



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Garage Cupboard Storage

Open Garage cupboard/ Broom cupboard is provided (as per plan)



Architraves / Skirting

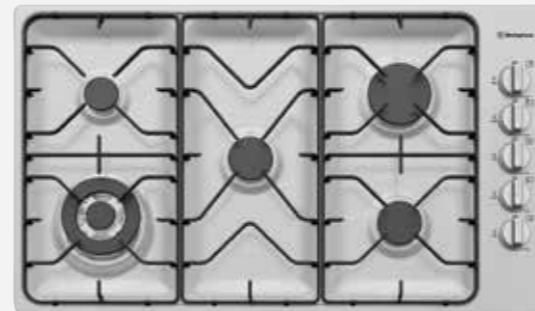
42mm high MDF half splayed architrave and 66mm high MDF half splayed skirting mouldings.



KITCHEN

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Appliances



COOKTOP
900mm Westinghouse Gas
Stainless Steel Cooktop



SLIDEOUT RANGEHOOD
900mm Westinghouse
Stainless Steel Slideout
Rangehood



**INTEGRATED
RANGEHOOD**
900mm Westinghouse
Stainless Steel Integrated
Rangehood



ELECTRIC OVEN
600mm Westinghouse Electric
Stainless Steel Oven



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Benchtop

20mm quartz surfaced engineered stone benchtop from Smartstone Essen als range with laminated end panels to match cabinetry material unless otherwise noted.

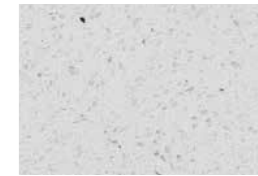
Up to 800mm depth allowed for kitchen island benchtop (200mm overhang) and nominal 600mm depth allowed for kitchen benchtop (design specific)



Cotton



Salt



White Dust



Moonlight



Iron

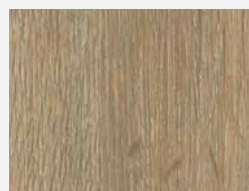


Starry Night

Cabinetry Joinery

Laminax cabinetry with 20mm engineered stone benchtop & Island and Overhead cupboards doors end panels with white melamine lined interior.

Three pot of drawers soft close, bin available



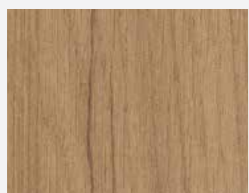
Rural Oak



Natural Walnut



Whitewashed Oak



Planked Urban Oak



Classic Oak



Sublime Teak



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Sink

Double Bowl Stainless Steel Under-Mount Sink



Tapware

Single Lever Mixer Tap with a Chrome Finish

Handles

Stylish modern chrome handles

Drawers

3 pot drawers are included

Refrigerator

A Waterpoint to Refrigerator is included.

Pantry

A Walk-in pantry with four equally spaced melamine shelves (As per the plan)

Microwave

Provision for Power Connection (As per the plan)





BATHROOM / ENSUITE / POWDER ROOM

Waterproofing

Waterproofing membrane systems are applied to the bathroom and laundry floors and shower/bath recess. In accordance with BCA and Australian Standards

Bath

A Freestanding
Bathtub included
(1500mm wide).



Shower

Semi-Frame Glass
Shower Screen



Toilets

Fully Ceramic Dual Flush
close-coupled Toilet Suite with a Soft
Close Seat



Vanity Units

Laminax wall Hung Vanity with
20mm Engineered Stone

Mirror

Polished edge corner over the vanity

Handles

Stainless Steel handles from our
Choice Advantage Range

Bathroom Accessories

Chrome Finish Bathroom Accessories

- Single 600mm Towel Rail to Shower(s)
- Toilet Roll Holder to Toilet Suites & Towel Ring



Exhaust Fans

Exhaust Fans to the Main Bathroom and Ensuite

Tapware

Modern Chrome Tapware

Floor Wastes

Chrome Floor Wastes in bathrooms & Laundry

Plumbing

Plumbing works are done in accordance with NCC BCA incorporating internal reticulation, pipe works, stack works as required, fixture rough-ins and fit-offs and appliance fit-offs.



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Laundry Tub

45L Stainless Steel Laundry Tub with White Powder coated steel cabinet.



Taps

Chrome Finish Single Lever Mixer Tap, with hot and cold washing machine taps including screw hose fittings.

Kitchen Splashback

Tiled Splashback or Window Splashback with full height return (As per the plan)

Floor Tiles

Floor Tiling to Wet Areas Selection from our Choice Advantage Range

Laundry Splashback

Tiled Splashback over to the Tub 300mm from our Choice Advantage Range

Wall/Skirting Tiles

Fully Tiled Bathrooms from our Choice Advantage Range

Additional Labour Charges

Selected Tiles from our Choice Advantage Range may incur additional labour/ cleaning charges depending on the size & Type of the tile.



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DOOR & DOOR FURNITURE

Door Accessories

DOOR STOPPERS

Chrome door stoppers



DOOR HANDLES

Chrome handles



Entrance Doors

2340mm high x 1200mm Wide
External Grade Clear Glazed Door in
Paint Finish with Standard Chrome
Satin Lock.



Internal Room Doors

2340 mm Flush Panel Hinged
Internal Doors with Smooth Paint
Finish. (As per the plan)



Sliding Doors

Aluminium Sliding Doors with
Standard Powder-Coat Finish
Colours where Specified.
(As per the plan)



Laundry External

2040mm high x 820mm Wide Glazed
Hinged Door

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ELECTRICAL

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Lighting

Led Downlight 15 in total including the Porch, Alfresco and Balcony throughout

Air Conditioning

Ducted Aircon With Standard Outlet and 2 zone

PowerPoints

2 x double power points to each room throughout / 2 x double power points to kitchen / Single power points to appliances, fridge space, microwave and dishwasher provisions only, smoke detector to comply with as 3786. (As per the plan)



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NBN (Provision only)

Standard NBN connection by location at the discretion of electrician, including 1 x double powerpoint.

Data & TV

2 x TV point, 2x Data points or Phone points additional one each for double story

Power Connection

A three-phase provision included (where applicable) with underground power. Underground Single Phase power connection provided to an existing above-ground turret connection point up to 8 linear meters from the house slab. Authority fees are by the owner.



Power Main

Supply & install main power board, earth leakage safety switch and separate circuits for appliances as required. Meter box to be installed on the side of home nearest to the main connection point.

Exhaust Systems

Exhaust duct provided from kitchen range hood to exterior. Exhaust duct and fan unit provided to laundries and bathrooms without external access.

TV Antenna

1 Optical TV antenna



SITE INCLUSION

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Sewer & Stormwater Connection

The Sewer Connection to the Front or Rear Junction within the boundary.

The Stormwater Connection to Street or Rear Easement Pit.

Piering & Pump

Concrete or Screw Pier up to 70 L/m including a Pump for Slab only

Earthworks

Cut & fill up to 1000mm to achieve floor plan level

Site Security

Temporary Security Fencing, Erosion & Sediment control plan with neighbour notification

Planning & Approvals

CDC Fees and 10.7 Certificates (Exclude DA Fees, Flood report, Bushfire Report and Sydney Water Engineer Approvals & Rock Excavation)



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Never Compromise on Quality



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