

# CHOICE ESSENTIAL

Inclusion Package

The perfect  
home crafted  
for you and  
by you

The essential inclusions  
package to help you make  
the right choice



## EXTERNAL

<b>Facade</b>	Traditional facade with face brick
<b>Porch</b>	Integrated concrete slab to porch with outdoor tiles
<b>Foundation</b>	Engineer designed waffle pod concrete slab (M or H1 classification)
<b>Structural</b>	90mm thick stabilised timber wall frame, roof trusses and 300mm high engineered floor joints in accordance with AS 1684
<b>Garden Taps</b>	Two external walls Garden tap to front & rear connected to rainwater tank.
<b>Bricks</b>	Face Bricks from Choice Essential Range off white iron raked Mortar
<b>Lightweight Cladding</b>	Standard weatherboard cladding partial facade, side and rear Elevation (refer to design).
<b>Termite Protection</b>	Termite barrier system to perimeter of slab and penetration points in accordance with AS 3660.1.
<b>Main Roof &amp; Pitch</b>	Concrete colour roof tiles with sarking from Monier Choice Essential Range (refer to design). 22.5 degree roof pitch & 450mm wide perimeter eaves (refer to design)
<b>Secondary Roof</b>	Colorbond® metal sheet roofing (refer to design).
<b>Fascia &amp; Gutter</b>	Colorbond® Fascia, Gutter and barge.
<b>Alfresco</b>	Integrated concrete slab & Plasterboard ceiling with timber Moulding
<b>Hot Water System &amp; Watertank</b>	Gas continuous flow 26L hot water system (subject to gas availability). Up to 2000l slimline water tank including pump & electrical connection
<b>Windows</b>	Powercoated Aluminium awning windows to front façade, obscure glaze to bathroom & WC and aluminium sliding windows with keyed alike door to remainder.



## INTERNAL

<b>Gas</b>	1 x Internal gas bayonet heating point (subject to gas availability).
<b>Insulation</b>	R3.0 glasswool batts to ceilings and 2.0 glasswool batts to external walls (excluding internal dividing wall between main area and garage).
<b>Paint</b>	Taubman paint Two coat system to all ceiling, external & internal including woodworks.
<b>Cornice</b>	75 mm cover cornice throughout home.
<b>Ceiling Height</b>	2450mm ceiling height to ground and 2450mm first floor.
<b>Built-in Robes / Walk-in Robes</b>	Mirror sliding door in metal Frame one white melamine shelf and single hanging rail (as per standard plan).
<b>Linen</b>	Include four white melamine equally spaced shelves
<b>Broom Cupboard</b>	Open area provided in Garage (refer to design).
<b>Under Stairs Storage</b>	Flush panel 2040mm high hinged door (selected double storey designs only). Excludes plasterboard lining and floor coverings.
<b>Architraves/ Skirting</b>	42mm high MDF half splayed architrave and 66mm high MDF half splayed skirting mouldings.
<b>Staircase</b>	Decorative stainless steel square balustrades with pine oval handrails and square posts in paint finish. MDF closed treads and risers (double storey).

## KITCHEN

<b>Cabinetry Joinery</b>	Laminax cabinetry benchtop, island and overhead cupboards doors end panels white melamine lined interior
<b>Benchtop</b>	33mm Laminate square edge benchtop and white melamine lined interior (refer to design).
<b>Sink</b>	Double bowl stainless steel sink
<b>Tapware</b>	Chrome finish single lever mixer tap
<b>Handles</b>	Stainless steel handles from Choice Essential Range
<b>Drawers</b>	3 pot drawers
<b>Dishwasher</b>	Westinghouse 600mm stainless steel including connection points.
<b>Rangehood</b>	Westinghouse 600mm stainless steel, your choice of reticulated undermount or slide-out Rangehood.
<b>Cooktop</b>	Westinghouse 600mm stainless steel gas cooktop (subject to gas availability).
<b>Oven</b>	Westinghouse 600mm stainless steel underbench oven.
<b>Refrigerator</b>	Water point to Refrigerator
<b>Microwave</b>	Provision for power connection (refer to design)
<b>Pantry</b>	Walk-in pantry with four equally spaced melamine shelves (refer to design)



## BATHROOM / ENSUITE / POWDER ROOM

<b>Waterproofing</b>	Sealed waterproofing membrane to standard wet areas as required.
<b>Bath</b>	1500mm or 1650mm long designer acrylic with bath hob (refer to design).
<b>Shower</b>	Fully-framed clear glazed showerscreen and pivot door (refer to design).
<b>Vanity Units</b>	Laminate or polytech wall hung vanity with benchtop including insert basin
<b>Handles</b>	Stainless steel handles from Choice Essential Range
<b>Mirror</b>	Polished edge mirror over vanity.
<b>Toilets</b>	Fully ceramic dual flush close coupled toilet suit with soft close seat
<b>Bathroom Accessories</b>	Chrome finish bathroom accessories(single 600mm towel rail to shower(s), toilet roll holder to toilet suites & Towel ring).
<b>Exhaust Fans</b>	Exhaust fans to main bathroom and ensuite.
<b>Tapware</b>	Chrome finish tapware throughout.
<b>Floorwastes</b>	Chrome floor wastes throughout.





## LAUNDRY

<b>Laundry Tub</b>	40L Stainless Steel Laundry Tub with White Powder coated steel cabinet.
<b>Taps</b>	Chrome finish single lever mixer tap, with hot and cold washing machine taps including screw hose fittings.



## TILES

<b>Kitchen Splashback</b>	Tiled splashback or window splashback with full height return (refer to design)
<b>Floor Tiles</b>	Floor tiling to wet areas as per standard house design. Selection from Choice Essential Range
<b>Laundry Splashback</b>	Tiled splashback 300mm over to tub. Selection from Choice Essential Range
<b>Wall/Skirting Tiles</b>	2100mm(h) wall tiling to shower recess, including floor tiles and 150mm high skirting tiles to remainder. Selection from Choice Essential Range
<b>Additional Labour Charges</b>	Selected tiles within the Choice Essential Range may incur additional labour/ cleaning charges depending on size of tile.



## SITE INCLUSION

<b>Sewer &amp; Stormwater Connection</b>	Sewer connection to front or rear junction within boundry Stormwater connection to Street or rear easement Pit
<b>Piering &amp; Pump</b>	Concrete or Screw pier up to 60 L/m including pump
<b>Earthworks</b>	Cut & fill up to 300mm to achieve floor pan level
<b>Site Security</b>	Temporary security fencing with erosion & sediment control plan with neighbour notification
<b>Planning &amp; Approvals</b>	CDC fees and 10.7 certificate(exlude DA Fees, flood report, bushfire report and Sydney water engineer approvals & Rock excavation)



## DOOR & DOOR FURNITURE

<b>Entry Door</b>	2040mm high x 820mm wide external grade clear glazed door in paint finish with standard chrome satin lock
<b>Laundry External</b>	2040mm high x 820mm wide glazed hinged door or aluminium door (refer to design)
<b>Sliding Doors</b>	Aluminium sliding doors with standard powdercoat finish colours where specified (refer to design).
<b>Internal Room Doors</b>	2040 mm flush panel hinged internal doors with smooth paint finish (refer to design).
<b>Robe / Storage Doors</b>	Flush panel hinged 2040mm(h) doors in brushed satin chrome (as per standard plan).
<b>Garage</b>	Automatic sectional overhead garage door with door motor cradle mounted and two remote controls
<b>External</b>	Lever type entrance set and deadbolt to front entry door and Entrance Knobset and deadbolt and to laundry external door (refer to design)
<b>Internal</b>	Chrome hinges & Chrome locks from Choice Essential Range
<b>Internal Garage Access</b>	Lever type passage set.

## ELECTRICAL

<b>Lighting</b>	Standard oyster light or light points included florescent globe each room including porch, alfresco and balcony throughout
<b>Air Conditioning</b>	Ductwork only including ceiling outlets provided
<b>Power Points</b>	1 x double power point 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 (refer to design).
<b>NBN (provision only)</b>	Standard NBN connection by location at the discretion of electrician, including 1 x double power point.
<b>Data &amp; TV</b>	2 x TV point, 2x Data points or Phone points
<b>Power Connection</b>	Three phase provision included (where applicable) with underground power





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100+  
DESIGN



Six Years Structural  
GUARANTEE



Independent Quality  
INSPECTION



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