

# New Homes Standard Inclusions and Exclusions

## **Starter Pack –**

- Title search
- Council lodgement fees
- Plan of subdivision
- Property information statement
- LPD (legal point of discharge)
- Planning Response – (does not include town planning permit)
- Site visit
- Energy Rating Assessment Report
- Engineers Assessment – Structural
- Prepare Building Plan Working Drawings and Specifications for the local council.
- Lodgement of Building Plans and Specifications with the local council/building surveyor
- Preparation of the building contract
- Home finishing items selections (Colour selections)

## **Home Construction:**

- All works to comply with Victorian building regulations
- Transport within 100km of Sunshine West including home placement.
- Colorbond roof, gutters and capping.
- Sisalation foil to roof
- Vinyl weatherboard or Colorbond cladding (builders range)
- Engineer designed heavy-duty underfloor steel chassis.
- Galvanised steel floor joists.
- Termite treated particleboard flooring to be installed 400mm above ground level in accordance with AS 1860.
- 100x50 RHS, 300mm PFC beams.
- All structural timbers and fixings to comply with AS 1684
- 90x35 timber frame construction (External walls)
- Roof trusses at 900 centres
- 2.4 m ceilings
- Continuous structural plywood wall bracing for extra strength.
- Window frames and glazing to comply with AS 1288 and AS 2047
- Provide safety glass to all glass doors, glazed side panels or windows within 300mm of a door less than 1200mm above floor, glazing within 500mm of a shower and within 100mm of a bath.
- Aluminium sliding windows.
- Construction to BAL 12.5.

## **Interior**

- Plaster to all internal walls and ceilings with 50mm cornice
- Skirting and architrave
- Fully painted, one colour painted internally.
- Insulation- R2 stud walls and R4 ceiling space, under floor insulation R1.5
- Choice of vinyl floors with carpet in bedrooms. (builders range)

## **Kitchen**

- High gloss laminate panels and doors
- Laminate Benchtops
- Kitchen sinks are to be 1.5 stainless steel sinks unless otherwise specified.
- Whiteboard shelving inside cabinets
- Overhead cupboards
- Fridge space
- Flick mixer tap to kitchen and laundry.
- 600mm underbench electric oven (builders range)
- 600mm electric or gas cooktop (builders range)
- 600mm rangehood (builder's range)
- 700mm Glass splash back behind cooktop

## **Bathroom/Laundry**

- Acrylic wall panels in shower
- Sliding or pivot showerscreen
- Polished edge mirror
- Vanity basin in bathroom and ensuite with mirror above
- 3 in1 heat/ Light/Fan combination light fitting
- Ceramic dual-flush toilet suite
- Polymarble shower base

## **Bedrooms**

- Built-in robes to all bedrooms with combination of hanging space with shelf above and adjustable shelf unit.
- Quality matching sliding doors.

## **Electrical and Plumbing**

- All electrical and plumbing complete within your home.
- Ample double power points throughout
- Meter box with circuit breaker fitted for safety.
- Smoke Alarms be connected to mains supply and have backup power supply
- Instantaneous gas hot water service.
- Oven isolating switch for safety
- One weatherproof double powerpoint
- Power points
- TV points
- Downlights
- Full internal detail clean prior to delivery

## **Popular Optional Extras/Upgrades:**

- Stone Bench tops to kitchen.
- Dishwasher
- 99% UV blackout factory tinted windows
- Double glazed windows
- Weatherex Cladding
- Cedar cladding or similar
- 2550 or 2700 ceiling height
- Cathedral ceilings
- Skillion roofing
- Raked ceilings
- Timber fascia
- 300mm eaves
- Extra Down lights/powerpoints
- Tiling in wet areas
- Balastrading to decks
- Carports, decking, pergolas (done on site)
- Permits and on site connections and concreting.

## **Excluded Items**

Not all items following are required for each build. Ask us to determine what may or may not be applicable to your build.

- Temporary WC , security fence, on site waste container, site plumbing, site electrical
- Crane Hire
- Footings
- BAL report
- Bushfire management statement
- Energy Report
- Soil Report
- Engineers Report
- Town Planner
- Building site re-establishment surveys
- Land capability Assessment for onsite sewer treatment systems: -
- Council Fees / Building permit/sewer inspection/extra site inspections:
- Home warranty insurance
- Water tanks
- Septic tanks
- Stormwater connection
- Solar hot water systems
- Heating and Cooling
- Perimeter subfloor external skirting.
- Onsite electrical and plumbing connections.
- Gas supply and connection. All gas lines from the supply to the appliances are to be carried out on site by others.
- Site clearing and rock excavation.
- Delivery to site – we include delivery of home up to 100 km from our Sunshine West factory. However, in some instances, the delivery price needs to be reviewed, as to take into account oversized trucks routes and local road laws.