

Luxury Range Standard Inclusions and Exclusions

Home Construction:

- All works to comply with Victorian building regulations
- Transport within 100km of Sunshine West including placement.
- Colorbond roof, gutters and capping.
- Sisalation foil to roof
- Weathertex cladding
- 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
- 9 Ft 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.
- Perimeter subfloor external skirting.
- Construction to BAL 12.5.

Interior

- Plaster to all internal walls
- Square set ceilings
- Skirting and architrave
- Fully painted, one colour painted internally.
- Insulation- R2 stud walls and R4 ceiling space, under floor insulation R1.5
- Timber Flooring
- Raked ceiling
- Feature Wall
- Curtains/Blinds

Kitchen

- High gloss laminate panels and doors
- Stone 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 Bellissimo electric oven
- 600mm Technika ceramic electric cooktop or Bellissimo Gas Cooktop in Wok s/s
- 600mm Bellissimo Recirculating Hood
- 700mm Glass splash back behind cooktop
- 600mm Bellissimo Dishwasher

Bathroom/Laundry

- Recessed shower
- Spa Bath
- 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
- Tiled bathroom from floor to ceiling

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 the villa.
- 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
- Heating/Cooling - Split system
- Full internal detail clean prior to delivery

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.

- 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
- 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.

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