

## PREMIUM INCLUSIONS

### PRELIMINARIES

- DESIGN WORK - CONCEPT, DESIGN AND WORKING DRAWINGS
- BASIX CERTIFICATE (NSW) OR EER RATING (ACT)
- HOME OWNERS WARRANTY INSURANCE
- CONTRACT WORKS AND PUBLIC LIABILITY INSURANCE
- DA/CDC FEES (NSW) OR DA/DA EXEMPT FEES (ACT)
- CONSTRUCTION CERTIFICATE (NSW) OR BUILDING APPROVALS (ACT)
- LONG SERVICE LEVY (NSW)
- CONTOUR SURVEY OR DETAIL SURVEY
- TERMITE TREATED TIMBER FRAMES AND TRUSSES
- STRUCTURAL ENGINEER DRAWINGS
- HOME SET-OUT BY SURVEYOR WITH CERTIFICATION
- ELECTRICAL, PLUMBING AND DRAINAGE FEES
- 7 YEAR STRUCTURAL WARRANTY AND 90 DAY MAINTENANCE PERIOD
- SEWER AND STORMWATER CONNECTION
- WATER CONNECTION
- NBN PROVISIONING
- POWER CONNECTION TO MEET HOUSE REQUIREMENTS
- TEMPORARY SERVICES AND SITE PROTECTION AS REQUIRED

### EXTERNAL

- Face Brickwork - From DJH Premium Schemes
- Rendered Expanded Polystyrene Foam Cladding with render and painted finish
- James Hardie Axon/Stria 325mm Cladding with painted finish
- Improved Aluminium Double Glazed Windows
- Plain Cove Finish Concrete to Driveway and Front Porch
- Plain Cove Finish Concrete to Alfresco
- Corrugated/Trimdeck Colorbond
- Standard Colorbond Fascia and Gutter
- 90mm Painted PVC Downpipes
- Slimline Panel Lift Garage Door in standard Colorbond colours and 3 remotes
- Fold-down or rotary clothesline
- Standard masonry letterbox
- Three external garden taps
- 4000L slimline plastic water tank with rainbank pump
- 250L Electric Hot Water Storage System
- Termite protection with certification
- Solar package - 3kw

### INTERNAL

- Ducted reverse cycle air-conditioning with zoning, sized to meet your homes requirements
- R2.0 wall insulation and R4.0 ceiling insulation to enclose living areas
- 10mm plasterboard to walls and ceilings (6mm vilaboard to wet area walls)
- Square set to plasterboard in entrance, main living area, wet areas/75mm coved cornice to remaining
- Three-coat washable low sheen paint to walls, flat to ceiling and semi-gloss to timber-work
- 67x18mm splayed pine architrave and 90x18mm splayed pine skirting
- White or mirror sliding by-pass doors to cupboards
- Single block-out roller blinds from selected standard ranges
- Flooring to entrance, hallways and main living area - From DJH Premium Selections
- Flooring to remaining living areas and bedrooms - From DJH Premium Selections

## DOOR AND DOOR FURNITURE

- Door Furniture from DJH Premium Schemes
- Front Door from DJH Premium Selections
- Plain external door to garage
- Hume XF3 laundry door
- Flush redicote hollow-core doors internally

## JOINERY AND WARDROBES

- Selections from DJH Premium Schemes
- Kitchen - Draws to all underbench joinery with one set of cupboards under the sink and overhead cupboards
- Benchtops - 30mm Corian Benchtop to kitchen, pantry and laundry
- Joinery Handles - From DJH Premium Schemes
- Pantry - Open shelving below and above bench
- Laundry - Cupboards to underbench joinery with single door tall cupboard
- Master Bedroom - Up to 600mm wide shelving with draws(x2) to 2m high, with top shelf and hanging space remaining, whiteboard
- Bedroom - Up to 600mm wide shelving to 2m high, with top shelf and hanging space remaining, whiteboard
- Linen - Up to 1200mm wide shelving to 2m high, with top shelf full width, whiteboard
- White or mirror by-pass sliding doors to wardrobes
- Robe door frames in chrome or white

## APPLIANCES, TAPWARE AND ACCESSORIES

- Appliances - DJH Premium Selections
- Bathroom, Kitchen and Laundry - Tapware and accessories - DJH Premium Selections (chrome selections)
- Semi frameless shower screen (chrome) to 2m high
- Bathroom mirrors - width of vanity up to 1000mm high

## TILING

- Floor tiling to bathrooms and laundry from DJH Premium Schemes
- Wall tiling to bathrooms (floor to ceiling) from DJH Premium Schemes
- Feature wall tile to selected wall in one bathroom (up to 10m<sup>2</sup>) from DJH Premium Schemes
- Kitchen, Pantry and Laundry Splashback Tiling from DJH Premium Schemes

## ELECTRICAL

Main living area

Dining

Kitchen

Kitchen appliances

Walk-in-pantry

Walk-in-robe

Toilet

External

Other living areas

Master bedroom

Bedrooms

Study

Entry

Hallway

Garage

Laundry

Bathroom

## ALL INCLUSION LEVELS

3x power point, 4x downlight, 1x TV point, 1x data point

1x power point, 2x downlight

2x power point, 4x downlight, 3x pendant light (standard install only)

Power to fridge, microwave, dishwasher, oven, cooktop and rangehood

1x power point, 1 x downlight

1x downlight

1x downlight

1x external powerpoint, 5x downlight, 2 double spotlight with sensor, plus power to HWS and pump

3x power point, 2x downlight, 1x TV point

3x power point, 2x downlight, 1x TV point

2x power point, 1x downlight

2x power point, 1x downlight, 1x data point

2x downlight with double switch

2x downlight with double switch

1x power point, 2x fluro light

2x power point, 1x downlight

1x power point, 1x 4 bulb tastic