

ELEGANCE INCLUSIONS



Pre-Construction

- Home owners warranty insurance.
- Price is based on a fully serviced standard lot up to 500 m2, with a maximum 500mm fall across the building envelope.
- Certified soil and wind rating certificate.
- Contour survey.
- Up to (& including) M Class concrete slab to engineers design.
- Standard building certification fees, plumbing, drainage fees including inspections. **
- Standard 6m setback from front boundary to outer most point.
- 12 months maintenance period. (conditions apply)
- 25 Year Structural Guarantee.

Termite Protection & Framing

- Penetrations, perimeter and control joints protected by physical barriers.
- Engineered, pre-fabricated H2 frame and trusses.
- N2 wind rating

External

- Roof pitch of 22.5°.
- Colorbond metal fascia and gutters.
- Concrete roof tiles.
- Whirly Bird to Roof if applicable
- Aluminium windows and sliding doors with keyed locks.
- Wall wrap to external walls.
- R1.5 Insulation batts to lightweight clad areas.
- Bricks from selected builders range.
- Natural mortar with round ironed joints.
- Colorbond sectional garage door with remote control and 3 transmitters.
- Feature front entry door, Savoy 1200 (design specific) or 820 with sidelight (stained) from selected builders range.
- Lever Tri Lock to Entry Door.
- Double Cylinder Deadbolts to all other external hinged doors.
- Rinnai B26 continuous, gas HWS
- Painted PVC downpipes.
- Plain concrete finish to porch and alfresco.
- 2 External garden taps.
- 5 External yard gullies.

Internal

- 2590 mm ceiling height.
- R2.5 insulation batts to ceilings excluding porch.
- 10mm plasterboard to walls and ceilings unless noted otherwise.
- 6mm fibre cement sheeting to bathroom and ensuite walls.
- 90mm cove cornice throughout.
- 66mm x 18mm skirting.
- 42mm x 18 mm architrave.
- Flush panel internal doors.
- Lever internal passage sets with privacy latches to Bathroom, WC and Ensuite.
- White cushion door stops.
- Built in linen cupboards with aluminium framed sliding doors with pre-finished vinyl fronts & 4 melamine shelves. (design specific)
- Built in wardrobes with aluminium framed sliding doors with pre-finished vinyl fronts, one melamine shelf and hanging rail to all bedrooms and walk in robe to Bed 1.
- Flat acrylic paint finish to all ceilings.
- Low sheen, 3 coat paint finish to all internal walls.
- Gloss enamel finish to all internal doors and woodwork.

Two Storey Designs Only

- Powder coated aluminium handrail to balcony (where applicable).
- 2590 mm ceiling height to ground floor & 2440 mm ceiling height to first floor.
- Tiled balcony floor (where applicable).
- R1.5 Insulation batts to lightweight clad areas.
- Internal stairs consist of carpet grade treads, risers & landing with plasterboard dwarf wall and painted timber cap.
- Storage area under stair is unlined.

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Kitchen

- Kitchen joinery with melamine cabinetry, soft close doors & drawers & 1 set of 4 drawers with stainless steel handles.
- Plasterboard Bulkhead above Kitchen Cabinetry
- Laminated front with PVC square edge doors.
- Overhead joinery with bulkhead.
- Laminate bench tops from selected builders range.
- Ceramic tile splash back 600mm high above bench top.
- Double bowl stainless steel sink.
- Stainless steel sink to scullery (where applicable)
- Chrome plate sink mixer/s.
- 90 cm Omega Ceramic Cooktop.
- 90 cm Omega Multi-Function oven. or
- Option 2, Omega 90 cm freestanding upright cooker
- 90 cm Omega Glass canopy rangehood.
- Omega 60cm Dishwasher

Bathroom, Ensuite and WC

- Obscure glazing to windows.
- 2 door vanity unit with melamine cabinetry and stainless steel handles.
- Laminated front with PVC square edge doors.
- 20 mm stone vanity top from selected builders range.
- Ceramic wall & floor tiles from selected builders range.
- Tiled shower base with tile insert floor waste.
- Semi frameless clear pivot shower screen with laminated glass.
- Frameless polished edge mirror above vanity.
- 1675 mm acrylic bath where applicable.
- Close coupled dual flush toilet suite.

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- Inset, above counter vanity basin.
- Chrome Plate basin mixer to vanity unit
- Shower rail with wall mixer.
- Chrome plate towel rail & toilet roll holder.
- 100mm Ceramic skirting tile.

Laundry

- Ceramic tiled floor.
- 100mm Ceramic skirting tile.
- Ceramic tile splashback 600mm high above tub.
- Stainless steel tub & laminated laundry bench or white metal cabinet. (design specific)
- Chrome plate flick mixer.
- Chrome plate washing machine stops.

Electrical

- Telephone lead-in from street.
- Light points with plastic cowls.
- Fluorescent light to garage.
- Power points as per electrical plan.
- TV points to living, bedroom 1 and media room. (where applicable)
- 1 Phone point to kitchen.
- 1 data point.
- Provide Photo-Electric Smoke Alarms to Dwelling as required.
- Exhaust fan to showers.
- Selected ceiling fan light to alfresco.

PLEASE NOTE: Oracle Platinum Homes reserves the right to alter designs and specifications and substitute the make, model or type of any standard inclusion to a product of equivalent standard without notice.

** Basix Compliant where applicable