

## PREMIUM RANGE OF INCLUSIONS

### PRELIMINARY, SITE WORKS & SERVICES

- \* All services are based on a standard 700m2 Lot
- \* Fixed price contract
- \* 6 Star energy rating report (standard orientation)
- \* Building permit and associated fees
- \* Independent site occupational health & safety audit
- \* Construction risk & warranty insurance
- \* Vehicle cross over permit
- \* Home built to BAL LOW & N2 wind rating specifications
- \* Standard site cut 0-300mm over the building envelope
- \* Meterbox & mains power connected within 10m of dwelling
- \* 100mm stormwater system connected to (LPOD 70L/m allowance)
- \* Gas connection from mains to dwelling
- \* Rough in conduit, and power point in garage ready for connection NBN Co
- \* Builders skip bin supplied for duration of construction
- \* Temporary site toilet supplied for duration of construction
- \* Temporary site fencing supplied
- \* Builders site signage displayed for duration of construction
- \* Removal of excess soil & any required retaining walls are NOT INCLUDED

### FOUNDATIONS

- \* Engineered waffle-pod concrete slab to 'H1' Class soil
- \* Classification with a maximum fall of 300mm
- \* Excludes the pressance of fill/rock
- \* 10 year structural warrantee guarantee

### FACADE

- \* Your choice of Feature Facade (may be additional costs on selected facades)
- \* Facades Include - upgraded windows, acrylic texture render, fiber cement sheet, pannelling and feature timber cladding (Job Specific)

### ROOFING

- \* Your choice of Colorbond - 23 colours to choose from or Tile roofing system
- \* Roof tiles selected from Premium Range

### EXTERIOR

- \* Face brickwork to all exterior walls - up to 80 to choose from
- \* Bricks selected from premium range brochure
- \* Colorbond quad fascia and guttering
- \* Brickwork above garage door opening and above all windows
- \* 2 exterior garden taps
- \* 450mm eaves, fibre cement sheet lined, with 40x19mm pine moulding
- \* Letterbox allowance - \$200.00
- \* Selection of either wall mount clothesline or rotary clothesline in black

### HEATING & COOLING

- \* Braemar 3 star gas central heating
- \* Heating ducts to bathroom, ensuite and drying cupboard
- \* Braemar evaporative cooling system

### CONCRETE PAVING

- \* 45m2 allowance for 90mm grey concrete driveway and crossover (double width driveway)
- \* 90mm grey concrete paving to Alfresco and porch areas
- \* 8m2 allowance for 90m grey concrete to laundry/clothesline area

### WINDOWS

- \* Powder coated aluminium sliding awning windows throughout with locks
- \* Single glazed windows throughout
- \* Flyscreens to all openable windows and sliding doors
- \* Obscure glass to bath, ensuite, WC and powder room

### DOORS & DOOR FURNITURE

- \* Lockwood Nexion Tri-Lock set to entry door
- \* 720mm & 820mm doors throughout - standard 2040mm high, selected from premium range brochure
- \* Flush pull cavity sliding units
- \* Draft seal to entrance and garage internal door
- \* Primed pine internal door jambs, with radius chrome hinges
- \* Exterior feature entry door selected from premium range, up to 1020 wide
- \* Interior hollow core doors selected from premium range
- \* Solid core external flush panel door to garage PA door
- \* Lockwood velocity range passage sets

### INTERNAL

- \* 2550mm ceiling heights throughout
- \* 67x18 MDF architraves
- \* 90x18 MDF skirtings from the premium range
- \* 75mm cove cornice
- \* 10mm plasterboard wall and ceiling linings
- \* Wet area plasterboard to wet areas
- \* Architraves and skirting boards in wet areas - pre painted pine
- \* All ceilings using metal battens

### PAINTING

- \* 3 coat internal paint system to all walls, ceilings & woodwork throughout using Dulux/Haymes Professional Paint
- \* 3 coat exterior paint system to all weatherboards, exterior doors and eave linings using Dulux Weathershield Paint
- \* 3 coat exterior paint system to render using Dulux Acrashield
- \* Feature timber door posts and cladding finished in Intergrain Premium Timber Finish

### WINDOW FURNISHING

- \* Premium roller blinds to all windows and sliding doors (excludes sidelight & splashback windows)
- \* Colour and material selected from premium range

### INSULATION

- \* Micro-perforated exterior wall vapour barrier
- \* R2.0 wall insulation batts
- \* R4.1 ceiling insulation batts
- \* Sislation under roof - iron only
- \* Additional insulation maybe required to obtain 6 star rating

## PREMIUM RANGE OF INCLUSIONS

### KITCHEN

- \* Solid 20mm or 40mm edge Caesar Stone/Smart Stone/Stone Ambassador Kitchen Bench Tops selected from premium range brochure - Approx 40 options
- \* Custom Made Cabinetry with Adjustable Internal Shelving
- \* 2 Sets of 3 Pot Drawers up to 900mm wide, Shallow top drawer with 2 deep drawers below.
- \* Cutlery Insert
- \* Double Bin Drawer
- \* Overhead Cupboards with Adjustable Internal Shelving where marked on plan
- \* Joinery Handles Selected from premium range brochure
- \* Door from Laminex with 1mm ABS edging
- \* Blum soft close hinges
- \* Blum soft close drawers
- \* Premium range tile splashback
- \* 1 and 3/4 stainless steel sink inset type
- \* Walk in pantry with 4 melamine shelf (product specific)

### APPLIANCES

- \* SMEG 900m Stainless Steel Upright oven or Fisher Paykel 900m Stainless Steel upright oven
- \* SMEG 900m Undermount Range Hood or Fisher Paykel 900m Undermount Range Hood
- \* Bosch Single Door Dishwasher

### ELECTRICAL

- \* LED Downlights throughout the home
- \* X1 Fluorescent light to garage
- \* X3 feature pendant lights to kitchen island bench
- \* TV Antenna - 3 Points
- \* X1 exterior power point to alfresco
- \* Slimline Hager light switches and power points throughout
- \* Single data point to study nook
- \* 2 exterior light to house facade
- \* Exhaust fans where required

### GARAGE

- \* Direct Access Door to Residence
- \* Exterior Access Door
- \* B&D 4.8 X 2.1 High B&D Panel lift door with 2 remote Handset & Wall unit

### FLOOR COVERINGS

- \* Selection of up to premium range tiles to Entry passage, Kitchen, Pantry, Dining, Laundry, Bathroom, Ensuite and WC floors
- \* Maximum tile size 300x 600m
- \* Optional Vinyl Plank flooring selected from premium range brochure in lieu of tiles
- \* Selection of up to premium range carpet throughout the rest of home
- \* Upgraded rubber underlay to all carpeted areas

### LAUNDRY

- \* Custom made Laundry Cabinetry with 33m Laminate benchtop
- \* Laminate colours selected from premium range brochure - 1mm ABS edging
- \* Joinery handles selected from premium range brochure
- \* 1 x Clothesline hamper - Hopper Style
- \* 45L Stainless Steel Insert Trough
- \* Laundry Sink Mixer
- \* Hot & Cold Washing Machine Stops
- \* Wall Tiles to 1200mm high (from floor) above Laundry Benchtop
- \* Tiled Skirting to Other Areas - 100mm High

### BEDROOMS

- \* Walk in robe to master bedroom
- \* Walk in robe to select bedrooms as per plans - built in robes to all other bedrooms
- \* Feature frameless mirror sliding robe doors
- \* Melamine shelving to all robes with centre support where required
- \* Chrome hanging rail with support to all robes

### BATHROOM & ENSUITE

- \* Custom made freestanding style Vanity with 33mm Laminate benchtops
- \* Laminate colours selected from premium range brochure - 1mm ABS edging
- \* Joinery handles selected from premium range brochure
- \* Tapware selected from premium range brochure
- \* Inset Bath with tiles Hob selected from premium range brochure
- \* Tiled Shower bases (ensuite and bathroom) with chrome centre grate
- \* Semi-frameless shower screens by Stegbar
- \* Wall faced toilets with top inlet and soft closing seat
- \* Wall tiles to 2100mm high in shower, 1000mm high (from floor) around bath and vanity top (300x600mm) max allowance
- \* Skirting tiles to other areas
- \* Tiled niche to showers (ensuite and bathroom)
- \* Chrome tile trims to bath hob and shower niches
- \* 4mm mirror to width of vanity x 2100mm high (from floor)
- \* Double towel rails (ensuite and bathroom)

### ALSO STANDARD INCLUSIONS

- \* All timber frames 450 centres not 600 centres
- \* Gas outlet/point for BBQ in Alfresco
- \* Water point to fridge
- \* Builders Clean
- \* Site Clean
- \* Top soil to front nature strip

This is a turn key inclusion list. Everything is included except fencing and landscaping.

Vision Building Group reserves the right to amend any of the above items without notice.  
Current as of July 2021.