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# Standard Inclusions





## Kitchen Inclusions

OVENS	600mm Artusi electric oven
COOKTOP	600mm Artusi gas cooktop OR 600mm Artusi electric cooktop (only if gas isn't available, additional cost applies)
RANGEHOOD	600mm Artusi gas rangehood
1 TAPWARE	Chrome sink mixer with gooseneck spout
SINK	Double bowl sink
2 SPLASHBACK	Tiled splash back to Kitchen as per selected colour scheme
BENCHTOPS	33mm Laminate Benchtop with rolled edge
JOINERY AND HANDLES	Matt Laminate cabinetry as per selected colour scheme with Kickboards and Hafele handles (Horizontal to drawers & Vertical to cupboards)
PANTRY	4x Melamine shelves
OVERHEAD CABINETS	Overhead cabinets to kitchen bench and fridge space, including bulkheads



## Bathroom Inclusions

1 TAPWARE	<ul style="list-style-type: none"> <li>Chrome 300mm Wall Spout with Wall Mixer to Bath</li> <li>Chrome Rail Shower with Wall Mixer to Shower</li> </ul>
MIRRORS	Floating frameless polished edge bathroom mirrors on backing board
BENCHTOPS	33mm Laminate Floating Vanity Unit Benchtop with rolled edge
VANITY AND HANDLES	Floating vanity in one colour only and designer basin and handles
2 BATH	Built in Bath 1675mm with Chrome waste
FLOOR WASTE	Standard floor waste
3 SHOWER	Semi-frameless shower screens with pivot doors, chrome trims and clear laminated glass.
ACCESSORIES	<ul style="list-style-type: none"> <li>Chrome toilet roll holder throughout</li> <li>Chrome double towel rail to Main Bathroom and Ensuite</li> <li>Chrome towel ring to Powder Room only (Design Specific)</li> </ul>
4 TOILET SUITE	Wall faced toilet suite
TILING	<ul style="list-style-type: none"> <li>Thrive Homes standard range floor and wall tiling up to 2100mm in shower recess, up to 500mm over bath and single row of skirting to remainder</li> <li>Wall &amp; Floor tiles to Wet Areas (as per selected colour scheme)</li> </ul>
RECESSED FLOOR TO WET AREAS	Flush finish to all wet areas from main floors



## Internal Inclusions

<b>FRAMES AND TRUSS</b>	Engineered steel frames and trusses
<b>CEILING HEIGHT</b>	Nominal 2600mm high ceilings to the Ground Floor Only; Nominal 2450mm high ceilings to First Floor.* <i>*Region and house type dependant.</i>
<b>DOORS</b>	2040mm High flush pre-hung internal doors in pre-primed paint finish to ground floor and first floor including Pantry, Linen and Laundry* <i>*Region and house type dependant.</i>
<b>BEDROOM ROBES</b>	Mirrored sliding doors and 1 x melamine shelf and hanging rail* <i>*Region and house type dependant.</i>
<b>AIR CONDITIONING</b>	Panasonic Inverter 2.5Kw Split System Air Conditioning Unit to Main Living area, to be installed on an external wall
<b>DOOR FURNITURE</b>	<ul style="list-style-type: none"> <li>Lockwood Satin Chrome Lever Entrance Set &amp; Deadlock</li> <li>Lockwood Satin Chrome lever set to internal passage doors</li> <li>Lockwood Satin Chrome lever set with privacy set to bathroom, Ensuite, Powder room &amp; WC Doors</li> </ul>
<b>LINEN</b>	4 x melamine shelves* <i>*Region and house type dependant.</i>
<b>SKIRTING AND ARCHITRAVES</b>	67mm x 18mm bevelled edge profile architrave and skirting with painted finish
<b>CORNICE</b>	90mm Cove cornice at the junction of wall and ceiling
<b>1 PAINT</b>	Dulux 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Dulux Gloss paint to doors and internal woodwork.
<b>2 FLOORING</b>	<ul style="list-style-type: none"> <li>Ceramic Floor Tiles to Entry, Entry Hallway, Family, Dining/Meals and Kitchen. (as per selected colour scheme).</li> <li>Carpet (as per selected colour scheme) to remainder of dwelling including standard underlay. (Separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable).</li> </ul>
<b>STAIRS</b>	Painted timber staircase with square newel posts, handrail and MDF treads and risers. Painted pine balusters or plasterboard wall with timber handrails (Design specific)

## External Inclusions

<b>SLAB</b>	Engineered concrete slab to suit 'M' class soil classification at 20MPA
<b>1 FRONT ENTRY DOOR</b>	Corinthian Madison 2340mm (H) - PMAD 104 entrance doors (with clear glass) in paint finish to all Facades
<b>LAUNDRY DOOR</b>	Corinthian AWO21 full clear glazed Laundry entrance door in painted finish (where applicable)
<b>EXTERNAL DOOR FURNITURE</b>	Lockwood Satin Chrome Lever Entrance Set & Deadlock
<b>2 METAL ROOFING</b>	Colorbond® roof as per selected colour scheme with 60mm Anticon blanket to the underside
<b>FASCIA AND GUTTER</b>	Colorbond® Fascia & Gutter with painted PVC Downpipes OR Colorbond® downpipes when the Rainwater tank is not required
<b>3 GARAGE DOOR</b>	Sectional door and motor as per selected colour scheme Auto-Lock garage deadbolt system
<b>4 BRICKS</b>	Selection of bricks as per colour scheme
<b>5 WINDOWS</b>	Aluminium windows with Low-E glazing - or other glass specification where required to meet NCC 2022 requirements on standard floor plans and design options and sliding doors as per selected colour scheme including security keyed windows & door locks with obscure glass to Bathrooms, Ensuite & Powder room <i>(Excludes other floor plan/window changes which may impact compliance with NCC requirements, these will be raised as a variation)</i>
<b>ALFRESCO</b>	Engineered broom finished concrete slab with roof over plasterboard ceiling and boxed surround
<b>WALL INSULATION</b>	<ul style="list-style-type: none"> <li>R2.0 Thermal batts to external walls including internal wall between Garage &amp; House</li> <li>CSR BRADFORD wall wrap to external walls <i>(Excludes external walls of Garage)</i></li> </ul>
<b>CEILING INSULATION</b>	R6.0 Ceiling insulation
<b>TERMITE PROTECTION</b>	Termite protection to pipe penetrations and perimeter cavity

## Services & sustainability

<b>HOT WATER</b>	26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system
<b>SOLAR</b>	3.52kw Solar system with 3kw Solar Inverter
<b>ELECTRICAL</b>	Double power points to each room with double and single power points to kitchen appliances*. Wiring to smoke detectors and oven. Earth leakage safety switch with single phase meter box. Exhaust fans supplied where required. Fan/Light/Heat Combo supplied to Main Bathroom and Ensuite *Region and house type dependant.
<b>LIGHTING</b>	Downlight package including 10 to Kitchen and Living area (depending on the size of the home) as nominated by Thrive Homes, batten holder light point including globe to remainder. External light point to eaves at external doors
<b>TV, PHONE AND DATA</b>	2 x TV points and 1 x data point on external doors
<b>CERTIFICATES</b>	<ul style="list-style-type: none"> <li>Structural engineer's certificates for concrete slabs and piling</li> <li>Pest control certificates</li> <li>Site contour and survey plans</li> </ul>
<b>FEES AND REQUIREMENTS</b>	<ul style="list-style-type: none"> <li>Standard complying development certificate and development standard</li> <li>Home owner's warranty insurance</li> <li>Occupation certificate fees</li> <li>Water authority fees</li> <li>Long service levy</li> <li>Section 10.7 certificate</li> </ul>
<b>OTHER</b>	Scaffolding, railing, roof scaffolding and stair void protection as per WH&S requirements (depending on site conditions), site fencing as per WH&S requirements, soil testing by engineer, waste management plan, sediment control plan, architectural plans and shadow diagrams*

## Essential items

<b>EARTHWORKS</b>	Excavation up to 500mm balanced cut and fill
<b>PILING</b>	Standard screw piers, subject to site requirements
<b>SERVICE CONNECTIONS</b>	Service Connection – Power, Phone, Water, Sewer, Gas & Stormwater (within boundary)
<b>STANDARD WATER TANK</b>	<ul style="list-style-type: none"> <li>Slimline Rainwater Tank to comply with BASIX requirements, 3,000 litre 750mm W x 3000mm L x 1800mm H Colorbond® Coloured</li> <li>plastic aboveground watertank, connected to all toilets, cold washing machine tap and one garden tap</li> </ul>





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DISCLAIMER: \*House type dependent. References to block size are based upon a standard block which is up to 700m<sup>2</sup> with up to 1m fall across the block. "M" class soil classification, all services within boundaries, Garage setback up to 5.5m from front boundary, even cut and fill.

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