

Complete™ Inclusions

5-Star compliance

Bushfire attack level - low compliance

Soil test and contour levels

6½ year structural guarantee

3 month defects liability period

FOOTINGS

Concrete waffle slab. Engineer designed 'M' class (one concrete pump allowance). Maximum 300mm fall and no existing fill. Slab costs will be adjusted if founding conditions differ.

BUILDING ALLOTMENT

Based on building allotment of up to 700m² and a maximum building set back of 5m (subject to Planning Authority).

SERVICES - CONNECTIONS

Includes connection to water, sewer and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment. Excludes telephone connection costs and all consumer account-opening fees.

BRICKS

Selection from Builder's Category 1 Range.

FRAMING

Prefabricated stabilized pine wall frames and roof trusses.

ROOFING

Selection from Builder's Category 1 Range of concrete roof tiles (colour on) with 22.5 degree roof pitch.

WINDOWS

Aluminium sliding throughout (including locks), unless otherwise noted on facade selection.

INSULATION (DWELLING ONLY)

Builder's wrap & batts to external walls and batts to ceiling or additional insulation as specified in 5-Star report.

PLUMBING

Concealed plumbing (except for spa pump, if applicable), poly piping. Colorbond® fascia, quad gutter and rectangular down pipes.

HOT WATER SERVICE*

Gas-boosted, solar hot water service with 2 collector panels. (House siting may require additional panel/s, this will be at extra cost to owner).

EXTERIOR HINGED DOORS

Front Entry – Selection from Builder's Category 1 or predetermined with facade choice, includes weather seal & entrance lockset with keyed alike deadbolt. Garage access (if applicable) – Flush panel door to garage (no deadbolt).

CAR ACCOMMODATION

Lock up garage under main roofline including Category 1 manual roller door with painted cement sheet clad lintel (or as predetermined with facade options), rear pedestrian access door (space permitting), plaster lined ceiling & side walls, structural concrete floor, double power point & batten light point. (Some models have carport instead of garage) (Double storeys have brick infill above garage door & brick side walls, specific design exceptions apply).

CEILING HEIGHT

2440mm ceiling height (nominal) with 75mm cove cornice. Double storeys 2740mm (nominal) to ground floor. 2526mm ceiling height (nominal) to garages (specific design exceptions apply).

TILING

Floor and wall tiles to wet areas and kitchen, floor tiling to entry & meals, selection from Builder's Category 1 Range (family included, some designs only, as predetermined by Builder). Wet areas have 100mm tiled skirtings to match floor tiles.

CARPET

Selection from Builder's Category 1 Range to untiled dwelling areas.

HEATING

Ducted heating (gas fired with manual thermostat) with ceiling ducts to all habitable rooms (includes bedrooms) in accordance with manufacturers specification.

KITCHEN

Base and overhead cupboards with fully lined melamine interior, Category 1 laminated bench tops and pre-laminated doors and panels. Microwave space with power point & underneath pot drawer. Stainless steel

1¾ bowl kitchen sink with side drainer.

Dishwasher space & connections.

Pantry with 4 melamine shelves.

APPLIANCES

Fixtures refer to "Inspiration" Specification List.

BATHROOM, ENSUITE & WC

Fixtures refer to "Inspiration" Specification List. Shower tiles to minimum 2000mm above base, Category 1 semi frameless screen to 1950mm high. Bath tiles to hob and minimum 600mm above.

TAPS

Fixtures refer to "Inspiration" Specification List.

LAUNDRY

Fixtures refer to "Inspiration" Specification List.

FIXING

Internal doors – Category 1 flush panel 2040mm high.

Internal door furniture – Selection from Builder's Category 1 Range. Doorstops throughout. Robes – Single melamine shelf with metal hanging rod.

Joinery – Painted finish Category 1 MDF 67x12mm skirtings and 42x12mm architraves. (100mm tiled skirtings to wet areas).

STAIRCASE (IF APPLICABLE)

MDF bullnose treads and risers, 1020mm high plaster dwarf wall only.

PAINT

Two coat application of Category 1 paints throughout – Low sheen washable acrylic to internal walls, acrylic ceiling paint. Gloss enamel paint to internal timberwork and doors. Acrylic paint finish to exterior timber, metal work & cladding, gloss finish to entrance door. Note: Walls, ceilings and internal woodwork to be one colour throughout (white ceilings optional).

ELECTRICAL

Category 2 light fittings to all rooms, batten fitting to garage. Double power points throughout. RCD safety switch. TV point (Qty x 1). Exhaust fans over showers. Telephone point to kitchen. Smoke detectors wired direct. White cover plates. Weatherproof batten fitting to external doors, excluding garage.



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DISCLAIMER - The above inclusions relate to our base house price with Traditional facade. Please refer to our specific house display options lists for extra items and costs. Burbank Group reserves the right to alter any of the above specifications without notice. *Future trees or buildings constructed on adjoining lots may alter the 5-Star and solar hot water service performance. These inclusions apply only to the Burbank Complete Collection of homes & supersede any previous inclusions sheets. **Effective 1st June, 2009.**