

# New Home **Inclusions**

## FOOTINGS

- Engineer designed 'M' class concrete waffle slab with one concrete pump allowance. Maximum 300mm fall and no existing fill.
- Slab costs will be adjusted if founding conditions differ.
- 30 year structural guarantee\*.
- Perimeter termite treatment.

## BUILDING ALLOTMENT

- Building allotment of up to 700m<sup>2</sup> and a maximum building set back of 5m (subject to planning authority).

## SERVICES - CONNECTIONS

- 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

- Burbank Inclusions Range

## FRAMING

- Prefabricated stabilised pine wall frames and roof trusses.

## ROOFING

- Coloured concrete roof tiles from Burbank Inclusions Range with 22.5 degree roof pitch.

## EAVES

- Eaves to single and double storey dwellings (house and façade type specific).

## WINDOWS

- Aluminium sliding throughout (including locks), unless otherwise noted on facade.
- Brick infill above windows with galvanised steel lintels to front elevation and ground floor on double storey homes. Light weight infill above all windows to side and rear elevations.

## 6-STAR ENERGY RATING

- All Burbank Homes are built to comply with 6-Star Energy Rating.\*

## PLUMBING

- Concealed plumbing (except for spa pump, if applicable) with poly piping.
- Fascia, quad gutter and rectangular down pipes.
- External potable water tap (one at water meter and one to rear of dwelling).

## HOT WATER SERVICE

- Gas-boosted, solar hot water service with collector panel(s) as required.

## EXTERIOR HINGED DOORS

- Front entry – selection from Burbank Inclusions Range including weather seal and entrance lockset with keyed alike deadbolt (Solidcarve4 PSC4 to base facade, WIN21 to facade upgrades).
- Garage access – flush panel door and lockset (no deadbolt).

## CAR ACCOMMODATION

- Lock up garage under main roofline including manual sectional overhead door with painted cement sheet infill (all facades have sectional overhead door).
- Rear pedestrian access door (pending space availability).
- Plaster lined ceiling and side walls.
- Structural concrete floor.

## CEILING HEIGHTS

- 2440mm (nominal) ceiling height for single storey homes. 2740mm (nominal) ceiling height to ground floor on double storey homes with 2440mm (nominal) ceiling height for first floor.

## TILING

- Floor and wall tiles to wet areas (excluding kitchen), selection from Burbank Inclusions Range.
- Wet areas have 100mm tiled skirtings to match floor tiles (excluding kitchen).

## HEATING

- Ducted heating (gas fired and manual thermostat) with ceiling ducts to all habitable rooms (includes bedrooms) in accordance with manufacturer's specification.

## KITCHEN

- Fully lined Laminate base and overhead cupboards from Burbank Inclusions Range.
- 20mm stone bench top from Burbank Inclusions Range with 20mm edge.
- Cabinetry handles to base and overhead cupboards from Burbank Inclusions Range.
- Tiled splash back to kitchen from Burbank Inclusions Range (700mm high including returns).
- Metal sided drawer runners (1 x four bank drawer module).
- Kitchen mixer tap.
- Double bowl sink with single drainer.
- Dishwasher provision including provision for dishwasher and associated connections.
- Pantry with 4x fully lined shelves at 450mm in width.

## APPLIANCES

- 900mm electric under-bench oven with 900mm gas cooktop.
- 900mm range hood.

## BATHROOM, ENSUITE, POWDER & WC

- 900mm x 900mm shower base in bathroom and ensuite.
- Tiles to shower walls from Burbank Inclusions Range with a minimum 2000mm above shower base.
- 2000mm semi framed shower screen.
- Acrylic bath with wall mixer and wall mounted spout.
- Tiled Bath hob with nominal 600mm high splashback above bath.
- Laminate vanity from Burbank Inclusions Range. Width of vanity determined from chosen floorplan.
- Ceramic basin with mixer tap.
- Ceramic closed coupled toilet suite.
- Toilet roll holders from Burbank Inclusions Range.
- Towel ring to bathroom, ensuite & powder from Burbank Inclusions Range.
- 100mm high tiled skirtings.

## LAUNDRY

- Mixer tap with 45 litre metal trough and cabinet.
- 2x stop taps to washing machine (1x hot, 1x cold).
- 100mm high tiled skirtings.

## FIXING

- Internal hinged doors – flush panel 2040mm high.
- Internal door furniture – selection from Burbank Inclusions Range.
- Doorstops throughout.
- Robes – Sliding robe doors, single lined shelf with metal hanging rod.
- Painted MDF 67x12mm skirtings and 42x12mm architraves throughout from Burbank Inclusions Range.
- 100mm tiled skirtings to wet areas (excluding kitchen).

## STAIRCASE (IF APPLICABLE)

- MDF treads and risers including plaster dwarf walls to stairs and void areas.

## PAINT

- Internal; Two coat paint application throughout (paint to be chosen from Burbank Inclusions Range). Low sheen acrylic paint to internal walls and acrylic ceiling paint. Gloss enamel paint to internal timberwork and doors.
- Exterior; Acrylic paint finish to exterior timber, metal work and cladding, gloss finish to entrance door. Please note walls and internal woodwork to be one colour throughout with white ceilings.

## ELECTRICAL

- Standard batten light points with energy efficient globes and shades.
- Iconic double power points throughout.
- RCD safety switch.
- TV point (x 1) for single storey homes, (x 2) for double storey homes.
- Telephone point (x1).
- Exhaust fans over showers.
- Hard wired smoke detectors.
- Iconic white cover plates.
- Weatherproof batten fitting to outside external doors, excluding garage.

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\*Conditions apply.

- 30 year structural guarantee - for full details head to [www.burbank.com.au/victoria/terms-conditions](http://www.burbank.com.au/victoria/terms-conditions).

- 6 Star Energy Rating - applies to all standard designs with no modifications.

The list of items mentioned herein form part of the items included in the base house price of all Victorian Burbank Home Designs. Any items selected by the customer that is not included in this list will result in additional costs to the contract price. All items are subject to manufacturers/suppliers availability. Burbank (Burbank Australia Pty Ltd) reserves the right to replace or substitute any of the listed items with items of equal or greater value.

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#noplacelikehome

