

New Home **Inclusions**

EXTERNAL FEATURES

BRICKS

- Bricks as determined by home design and façade type.

ROOFING

- Coloured concrete roof tiles with 22.5 degree roof pitch.

EAVES

- Eaves for single and double storey homes as determined by home design and façade type.

PAINT (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

- Weatherproof batten fitting to outside external doors, excluding garage.

EXTERIOR HINGED DOORS

- Front entry door selection including weather seal and entrance lockset with keyed alike deadbolt.
- Garage access (if applicable) with 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.
- Double power point and batten light point.

BUILDING STRUCTURE

BUILDING ALLOTMENT

- Building allotment of up to 700m2 and a maximum building set back of 5m (subject to planning authority).

FRAMING

- Prefabricated stabilised pine wall frames and roof trusses.

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.

FOOTINGS

- Engineer designed 'M' class concrete slab with one concrete pump allowance. Maximum 300mm fall and no existing fill.
- Slab costs will be adjusted if founding conditions differ.
- Concrete slab to front porch and alfresco as per chosen floorplan.
- 30 year structural guarantee*.
- Perimeter termite treatment.

HOT WATER SERVICE

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

PLUMBING

- Concealed plumbing (except for spa pump, if applicable) with poly piping.
- External water taps (one at water meter and one to rear of home).

Colorbond® fascia, quad gutter and rectangular down pipes.

6-STAR ENERGY RATING

- All homes are built to comply with 6-Star Energy Rating.*
- Insulation; wall and ceiling insulation (excluding external wall to garage and garage ceiling) as required to comply.

INTERNAL FEATURES

FIXING

- Internal hinged doors.
- Doorstops throughout.
- Robes / Sliding robe doors with single lined shelf with metal hanging rod.
- Joinery- Paint finished MDF 67x12mm skirtings and 42x12mm architraves throughout.
- 100mm tiled skirtings to wet areas (excluding kitchen).

LIGHTING

- Batten holder light points with energy efficient globes and shades.

ELECTRICAL

- Double power points throughout.
- RCD safety switch.
- Exhaust fans over showers.
- Hard wired smoke detectors.
- Slim white cover plates.

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.

PAINT (Internal)

- Two coat paint application throughout.
 - Low sheen washable acrylic paint to internal walls and ceiling.
 - Gloss enamel paint to internal timberwork and doors.
- Note: walls, ceilings and internal woodwork to be 1 colour throughout (white ceilings optional).

WINDOWS

- Aluminium sliding throughout (including locks), unless otherwise noted on façade selection. Note upper storey bedroom window openings may be restricted to comply with building regulations.
- 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.

STAIRCASE (IF APPLICABLE)

- MDF treads and risers including plaster dwarf walls to stairs and void areas.
- Pine handrail as required for chosen design.

HEATING

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

KITCHEN & APPLIANCES

- 20mm stone bench top with 20mm edge.
- Fully lined laminate base and overhead cupboards with handles.
- Pre-laminated doors and panels.
- Metal sided drawer runners (1 x four bank drawer module).
- Pantry with 4x fully lined laminate shelves at 450mm in width.
- Tiled splash back to kitchen (700mm high including returns).
- Kitchen mixer tap.
- Double bowl sink with single drainer.
- Dishwasher provision and associated connections.
- Microwave provision and associated connection.

APPLIANCES

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

BATHROOM, ENSUITE, POWDER & WC

TILING

- Floor and wall tiles to wet areas.
- Tiles to shower walls with a minimum 2000mm above shower base.
- Tiled bath hob with 600mm high splash back above bath.
- Wet areas have 100mm tiled skirtings to match floor tiles.

SHOWERS

- Shower head with mixer tap.
- 900mm x 900mm preformed shower base.
- Pivot semi-framed shower screen.

BATH

- Acrylic bath with wall mounted mixer tap and spout.

TOILET

- Toilet roll holders.
- Ceramic closed coupled toilet suite.

VANITIES

- China basin with mixer tap.
- Laminate vanity. Width of vanity determined from chosen floorplan.

ACCESSORIES

- Towel ring to bathrooms, ensuites and powder room.

LAUNDRY

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

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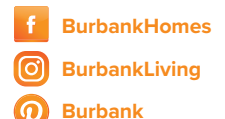
*Conditions apply.

- 30 year structural guarantee - for full details head to 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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New Home **Inclusions**

All Burbank homes come with the below modern style rangehood as part of our premium inclusions.



NOTE: images are for illustrative purposes only

Our **Difference**

At Burbank we pride ourselves on our next level inclusions. Here's just some of our services we offer when you build with Burbank so you and your family aren't left with any nasty surprises.*



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FIXED SITE COSTS




SELECTION STUDIO TOURS

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