

# New Home Inclusions

When you build with Burbank, you can rest assured you'll receive the highest quality fittings and finishes as well as outstanding workmanship and exceptional service along the way.



## BUILDING ALLOTMENT

- Building allotment of up to 700m<sup>2</sup> with a maximum building set back of 5m (subject to planning authority)
- All our homes are built to an N2 wind rating which is the wind classification based off the location of your home, shielding, topography and terrain conditions

## 6-STAR ENERGY RATING

All our homes are built to comply with 6-Star Energy Rating\* to ensure your home design meets all energy, water usage and thermal requirements. Including:

- Energy efficient gas boosted solar hot water service with collector panel/s as required
- Wall and ceiling insulation (excluding external wall and ceiling to garage)
- Acoustic insulation in internal walls of bedrooms
- Water saving toilets, shower heads and tapware in kitchen and bathrooms

## WARRANTIES & ASSURANCES

- 30 year structural guarantee\*
- 15 month maintenance pledge\*
- Independent inspections by engineers and building surveyors throughout the build

## FOOTINGS

- Engineer designed 'M' class concrete slab with one concrete pump allowance
- Concrete slab to front porch and alfresco as per chosen floorplan
- Balance cut and fill up to 300mm (with no existing fill) over build platform
- Termite re-treatment system to external perimeter and shields to all service penetrations

## SERVICES - CONNECTIONS

- Connection to water, sewer (up to 1600mm deep) and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment. Excludes internet and telephone connections and associated costs

## CEILING HEIGHTS

- 2440mm (nominal) ceiling height for single storey homes
- 2740mm (nominal) ceiling height to ground floor of double storey homes with 2440mm (nominal) ceiling height to first floor.
- 75mm cove cornice

## FRAMING

- 90mm prefabricated pine frame and roof trusses

## WINDOWS

- Aluminium sliding throughout (including locks), unless otherwise noted on facade selection. Note upper storey bedroom window openings may be restricted to comply with building regulations
- Brick above windows on ground floor of double storey homes
- Lightweight cladding above all windows with the exception of the above

## ROOFING

- Coloured concrete roof tiles with 22.5 degree roof pitch

## EAVES

- Eaves to single and double storey homes as determined by home design and facade type

## BRICKS

- Inclusion bricks with raked or rolled joints including brick sills

## EXTERIOR HINGED DOORS

- Corinthian 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
- Manual sectional overhead door with painted cement sheet infill
- Rear pedestrian access door (pending space availability)
- Plaster lined ceiling and walls
- Structural concrete floor
- Double power point and batten light point

## HEATING

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

## PLUMBING

- COLORBOND® steel fascia, quad gutter and rectangular down pipes
- 2x external water taps (one at water meter and one to rear of home)

## KITCHEN & APPLIANCES

- Inclusion range laminate benchtops
- 900mm electric oven with 900mm gas cooktop
- 900mm externally ducted rangehood
- Fully lined laminate base and overhead cupboards with handles
- Metal sided drawer runners (1 x four bank drawer module)
- Pantry with 4x fully lined melamine shelves at 450mm in width
- Tiled splashback to kitchen (700mm high including returns)
- Kitchen mixer tap
- Double bowl sink with single drainer
- Dishwasher provision

## WET AREA FIXTURES

- Shower rose with mixer tap
- 900mm x 900mm preformed shower base
- Pivot semi-framed shower screen
- Acrylic bath with wall mounted mixer tap and spout
- Ceramic closed coupled toilet suite
- Ceramic above counter basin with mixer tap
- Laminate vanity. Width of vanity determined from chosen floorplan
- Toilet roll holders
- Towel rings to bathroom, ensuite & powder rooms
- Mixer tap with 45 litre metal trough and cabinet to laundry
- 2x stop taps to washing machine (1x hot, 1x cold)

## FIXING

- Corinthian internal hinged doors with knob handle
- Doorstops throughout
- Sliding robe doors with single lined shelf with metal hanging rod
- Joinery - Paint finished MDF 67x12mm skirtings and 42x12mm architraves throughout

## STAIRCASE (IF APPLICABLE)

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

## PAINT

- Two coat Taubmans paint system throughout the home
- Low sheen washable acrylic paint to internal walls and ceiling
- Gloss enamel paint to internal timberwork and doors
- Please note walls and internal woodwork to be one colour throughout with white ceilings
- Acrylic paint finish to exterior timber, metal work and cladding, gloss finish to entrance door

## ELECTRICAL

- Batten holder light points with energy efficient globes and shades
- Weatherproof batten fitting to above outside external doors, excluding garage
- Double power points throughout
- RCD safety switch
- TV point
- Telephone point (1x)
- Exhaust fans over showers
- Hard wired smoke alarms
- Clipsal Iconic slim white cover plates

## WET AREA 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 splashback above bath
- 100mm tiled skirtings to match floor tiles

## FLOOR COVERINGS

- Carpet and laminate flooring throughout the home to areas designated on the plan

\*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. If floorplan options are added 6 star energy rating costs may apply. The list of items mentioned herein form part of the items included in the base house price of all Swift Collection Home Designs. Any items selected by the customer that is not included in this list may result in additional costs to the contract price. Items may also vary in specifications and price pending which type of Swift colour board and options are chosen by the customer. 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. For more details speak to one of Burbank's new home consultants.



**VICTORIA**  
Burbank Australia Pty Ltd  
36 Aberdeen Road, Altona 3018  
ABN 91 007 099 872  
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**SOUTH AUSTRALIA**  
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**NEW SOUTH WALES & ACT**  
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## New Home **Inclusions**

All Burbank homes come with the latest in modern trends and innovative products from our industry leading suppliers.



NOTE: images are for illustrative purposes only

## Our **Difference**

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



**EXCLUSIVE  
HOUSE & LAND  
PACKAGES**



**30 YEAR  
STRUCTURAL  
GUARANTEE**



**IN-HOUSE  
LOAN  
SPECIALISTS**



**BUILDING  
HOMES SINCE  
1983**



**PERSONALISED  
DESIGN  
OPTIONS**



**SELECTION  
STUDIO  
TOURS**

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