

NSW ACT INCLUSIONS



Image is for illustrative purposes only and may contain internal or external upgrade items or furniture not included in the base home price.

EXTERNAL FEATURES

- 'M' class slab for moderate reactive soil conditions
- Homeguard precision termite management system with 25 year warranty and \$1m insurance policy
- Select from the Austral and PGH Burbank range of designer bricks
- Natural mortar with ironed joints
- Aluminium sliding windows throughout (including locks), unless otherwise noted on façade selection
- Security keyed locks to all windows and sliding doors
- Brick infill above windows to front façade and ground floor windows to double storey homes. Lightweight infill above all other windows
- Select from Burbank range of front entry doors. Includes weather seal and entrance lockset with keyed alike deadbolt
- Bristle concrete roof tiles with 22.5 degree roof pitch (or as pre-determine by façade selection)
- Concrete slab to front patio and alfresco (where shown as included on sales plan)
- 450mm eaves to perimeter of home (excluding gables)
- Concealed plumbing (excluding spa pump, if applicable)
- Colorbond fascia, quad gutter and PVC downpipes

GENERAL

- T2 termite treated, structural 90mm pine wall frames and roof trusses (engineered to N2 wind classification)
- Detailed plans and drafting
- Surveyor's fees for peg out and identification surveys
- CDC lodgement or council lodgement, plus certification
- Engineer's design fee and concrete slab inspection
- Soil classification by engineer
- Gas connection fees
- Home owner's warranty insurance
- 30 year structural warranty
- Colour selections appointment with interior designer
- House and site clean/tidy and high pressure brick clean on completion
- 15 month maintenance period
- 365 day fixed price tender period

BASIX

- Wall and ceiling insulation (excluding external wall to garage and garage ceiling) as required to comply with 5-star energy assessment
- 3100 litre rainwater tank, including pump
- 6-star rating hot water unit
- 1 x Basix assessment



INTERNAL FEATURES

- 2440mm ceiling height (nominal) with 90mm cove cornice to all rooms
- Internal doors (flush panel 2040mm high)
- Internal lever door furniture (select from Burbank range)
- Privacy locks to ensuite, bathroom, WC and master bedroom
- Doorstops throughout
- Hinge doors to robes. Single melamine shelf with hanging rod
- Joinery - painted finish Burbank range MDF 67mm x 12mm skirtings and architraves throughout
- Taubmans 3 coat application of paint throughout the home excluding the ceiling. Low sheen acrylic to internal walls, acrylic ceiling paint. Gloss enamel painted internal timberwork and doors, white ceilings or colour match to walls.
- Acrylic paint finish to exterior timber, metalwork and cladding. Gloss finish to entrance door

KITCHEN

- Base cupboards with fully lined melamine interior (design specific) from Burbank range, plus pre-formed benchtops and pre-formed doors and panels
- Overhead cupboards with fully lined melamine interior (design specific) from Burbank range, plus pre-formed doors and panels
- Burbank range tiled splashback (700mm high including returns)
- 1 x 4 bank drawer module with metal sided drawer runners
- Flick mixer tap on sink
- Double bowl sink and single drainer
- Dishwasher space and provisions for future connection
- Pantry with 4 x 300mm wide melamine shelves

APPLIANCES

- Westinghouse 600mm electric stainless steel oven
- Westinghouse 600mm 4 burner gas stainless steel cooktop
- 600mm canopy rangehood

BATHROOM, ENSUITE AND WC

- Shower tiles (up to 2000mm above base)
- Semi-frameless screen (up to 2000mm high)
- Tiled shower base with stainless round grate
- 3A water saving shower rail
- Acrylic 1675mm bath (space permitting) and flick mixer set with 200mm spout
- Bath tiles on hob (minimum 400mm above)
- Pre-formed vanity (width nominated by plans) with Burbank range pre-formed benchtop

- Vitreous china closed coupled toilet suite
- Polished edge mirrors to suit vanity units
- Flick mixer taps to vanities, showers and bath
- Toilet roll holder
- Double towel rail to bathroom and ensuite

TILING

- Floor and wall tiles in wet areas, excluding kitchen (select from Burbank range)
- Tiled skirtings to match floor tiles in all wet areas, excluding kitchen

LAUNDRY

- Flick mixer tap with 45 litre metal trough and cabinet
- 2 x concealed taps for washing machine (1 x hot, 1 x cold, located inside cabinet)
- Tiled skirting in wet areas

STAIRCASE

- MDF treads and risers, painted pine handrail

ELECTRICAL

- Electrical consultation with electrical designer
- 3 in 1 exhaust/light/fan combo to main bathroom and ensuite
- Batten light points
- Clipsal range double power points throughout
- RCD safety switch
- 2 x TV points
- 1 x telephone point in kitchen
- 1 x Category 6 data point
- Smoke detectors, wired direct
- Burbank range white cover plates to all switches

GARAGE

- Structural concrete floor
- Rear pedestrian access door (space permitting)
- Plaster lined ceiling and external walls (excludes insulation to external walls and between floor joists above)
- Sectional overhead door with painted cement clad lintel above (or as pre-determined with façade options)
- Automatic garage door opener with 2 x remotes
- Garage access to house (if applicable to design) - flush panel door with entrance lockset

The inclusions stated herein are included in all Burbank NSW Collection home products. Any items not included in this inclusions brochure selected by the purchaser will attract additional costs. Burbank Australia (NSW) Pty Ltd ('Burbank') reserves the right to vary or omit any items listed herein. All items are subject to availability.

T 13 BURBANK E nsw.enquiries@burbank.com.au W burbank.com.au

National Head Office
Burbank Business Park
36 Aberdeen Road
Altona Victoria 3018

Melbourne Office
Burbank House
1 / 100 Franklin Street
Melbourne Victoria 3000

Victorian Regional Office
121 Thomas Street
Dandenong
Victoria 3175

New South Wales Office
Level 3, 88 Phillip Street
Parramatta
New South Wales 2150

Queensland Office
Unit 11/1-15 Lexington Road
Underwood
Queensland 4119

South Australian Office
49 The Parade
Norwood
South Australia 5067