



SOUTH AUSTRALIA INCLUSIONS



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

FOOTINGS

- 'M' class concrete slab with 1 concrete pump allowance (maximum 300mm fall and no existing fill). Earth floor to alfresco with concrete strip footing to posts and piers, earth floor to porch
- 30 year structural guarantee*
- Termite treatment to underslab and penetrations

BUILDING ALLOTMENT

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

SERVICES - CONNECTIONS

- Connection to water, sewer 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

- Select from standard inclusion range

FRAMING

- Stabilised pine wall frames
- Pre-fabricated stabilised pine roof trusses

ROOFING

- Concrete roof tiles (colour on) with 22.5 degree roof pitch from standard inclusion range

WINDOWS

- Aluminium sliding windows including locks, unless otherwise noted on façade
- Flyscreens to all opening windows
- Brick infill above windows to front elevation and ground floor
- Light weight infill above all windows to side and rear elevations

THERMAL PERFORMANCE

- R2.0 glass wool batts to external walls, with R4.0 glass wool batts to the ceiling

PLUMBING

- Concealed plumbing (except for spa pump, if applicable), poly piping
- Colorbond® fascia, quad gutter and PVC down pipes
- Two garden taps – 1 located at front and 1 located at rear of the home as indicated on plan

HOT WATER SERVICE

- Instantaneous gas hot water service

EXTERIOR HINGED DOORS

- Front entry door with weather seal and entrance lockset
- Garage access – flush panel door (no deadbolt)



CEILING HEIGHTS

- 2440mm (nominal) ceiling height with 75mm cove cornice
- 2590mm (nominal) to ground floor of double storey

TILING

- Floor and wall tiles to wet areas (excluding kitchen).
Select from standard inclusion range
- Tiled skirting to all wet areas

KITCHEN

- Base and overhead cupboards with fully lined melamine interior
- Laminated bench tops and pre-laminated doors and panels
- Metal-sided draw runners
- Flick mixer tap
- Double bowl, sink single drainer
- Dishwasher space and connections
- Pantry with 4 melamine shelves

APPLIANCES

- 600mm electric stainless steel oven with 4-burner 600mm gas stainless steel cooktop
- 600mm stainless steel canopy range hood

BATHROOM, ENSUITE & WC

- Standard inclusion range tiles to shower
- Standard inclusion range shower screen with semi-frameless door
- Tiled shower base with chrome shower waste
- Water saving shower rose on all-directional arm, including mixer tap
- Acrylic bath
- Bath tiles to hob
- Laminated vanity (width nominated by plans) with laminate top
- China basin with mixer tap
- Vitreous china closed coupled toilet suite
- Toilet roll holders
- Double towel rail (600mm) to bathroom and ensuite towel ring to powder room
- Soap dish to bathroom and ensuite shower only

LAUNDRY

- Flick mixer tap
- 45 litre metal trough and cabinet
- 2 x stop taps to washing machine (1 x hot, 1 x cold)

FIXING

- Internal doors – flush panel 2040mm high
- Internal door furniture – select from standard inclusion range
- Doorstops
- Robes – single melamine shelf with metal hanging rod and full height vinyl sliders
- Painted finish MDF 67x12mm skirtings and 67x12mm architraves throughout
- Tiled skirtings to wet areas, excluding kitchen

STAIRCASE (IF APPLICABLE)

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

PAINT

- Two coat application of standard inclusion range paint – matte acrylic to internal walls, acrylic ceiling paint. Semi-gloss enamel paint to internal timberwork and doors
- Acrylic paint finish to exterior timber, metal work and cladding, semi-gloss finish to entrance door. Note: walls, ceilings and internal woodwork to be 1 colour throughout (white ceilings optional)

ELECTRICAL

- Standard batten light points with energy efficient globes and shades
- Slim double power points throughout
- RCD safety switch
- 2 x TV points
- Exhaust fans over showers
- Telephone point
- Smoke detectors, wired direct with battery back up
- Slim white cover plates
- Weatherproof batten fitting to external doors, excluding garage

CAR ACCOMMODATION

- Lock up garage under main roofline, including sectional overhead door and remote control
- Rear pedestrian access door (space permitting)
- Plaster lined ceiling and side walls
- Structural concrete floor

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

T 13 BURBANK F +613 9328 0222 E 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
Ground Floor, 68 Waterloo Road
Macquarie Park
New South Wales 2113

Queensland Office
Suite 1 / 1 Murrarong Road
Springwood
Queensland 4127

South Australian Office
49 The Parade
Norwood
South Australia 5067