

Our Premium **Inclusions** - ACT area only

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 700m² with a maximum building set back of 5m (subject to planning authority)
- All our homes are built to a N2 wind rating which is the wind classification based off the location of your home, shielding, topography and terrain conditions
- Silt fencing and 20lm of temporary fencing included

ENERGY ASSESSMENT

All our homes are built to comply with energy efficiency requirements*. As part of our build process you will receive a free pre-build energy assessment [BASIX (NSW) or ACTHERS (ACT)] to ensure your home design meets all energy, water usage and thermal requirements. Including:

- 3100 litre rainwater tank including concrete pad with connection to laundry and WC's, with an external tap
- Wall and ceiling insulation
- Energy efficient heat pump hot water system
- 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 certifiers throughout the build

SERVICES - CONNECTIONS

- Connection to water, sewer (up to 1500mm 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
- 2x external water taps (1x at front and 1x at rear)

FOOTINGS

- Engineer designed 'M' class concrete slab with 1x concrete pump allowance
- Concrete slab to front porch and alfresco as per chosen floorplan
- HomeGuard termite treatment system with physical termicide barrier to perimeter of slab and penetrations
- Balance cut and fill up to 300mm (with no existing fill) over build platform

CEILING HEIGHTS

- 2440mm (nominal) ceiling height with 90mm cove cornice

FRAMING

- Termite treated 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 and front facade of single storey homes
- Lightweight cladding above all windows with the exception of the above

ROOFING

- Coloured concrete roof tiles with 22.5 degree roof pitch
- Colorbond® steel fascia, quad gutter and round PVC downpipes

EAVES

- 450mm eaves to single and double storey homes as determined by home design and facade type

BRICKS

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

KITCHEN & APPLIANCES

- Inclusion range 20mm stone benchtop
- 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

- Recessed wet areas to the ground floor of the home
- Shower rose with mixer tap
- 900mm x 900mm tiled 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 rail to bathroom and ensuite, towel ring to powder room
- Mixer tap with 45 litre metal trough and cabinet to laundry
- 2x stop taps to washing machine (1x hot, 1x cold)
- Frameless mirror to the width of the vanity

FIXING

- Corinthian internal hinged doors
- 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
- Walls and internal woodwork to be 1x colour throughout (white ceilings optional)
- 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 outside external doors, excluding garage
- Double power points throughout
- RCD safety switch
- TV point
- Telephone point (1x)
- Externally ducted 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
- Wet areas have 150mm tiled skirtings to match floor tiles

*Conditions apply. 30 year structural guarantee - for full details head to www.burbank.com.au/nsw/terms-conditions. *Energy Requirements - applies to all standard design with no modifications. The list of items mentioned herein form part of the items included in the base house price of all New South Wales & ACT Burbank Home Designs. Any items selected by the customer that are 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 NSW 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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VICTORIA

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QUEENSLAND

Burbank Australia (QLD) Pty Ltd
Unit 11/1-15 Lexington Road, Underwood 4119
ABN 77 103 014 615
QBCC 1046544

SOUTH AUSTRALIA

Burbank Australia (SA) Pty Ltd
134 Fullarton Road, Rose Park SA 5067
ABN 96 165 533 406
BLD 266709

NEW SOUTH WALES & ACT

Burbank Australia (NSW) Pty Ltd
Level 3, 88 Phillip Street, Parramatta, NSW 2150
ABN 88 610 822 770
NSW BL 295627C | ACT BL 2016566

Our Premium **Inclusions**












All Burbank homes come with modern appliances, stone benchtops to the kitchen and sliding robe doors as part of our premium inclusions.



NOTE: images are for illustrative purposes only

Our **Difference**

Here are just some of the services we offer when you build with Burbank so you and your family aren't left with any nasty surprises.*

 30 YEAR STRUCTURAL GUARANTEE	 ENERGY EFFICIENT INCLUSIONS	 PERSONALISED DESIGN OPTIONS	 12 MONTH PRICE FREEZE	 BUILDING HOMES SINCE 1983	 90mm TERMITE TREATED FRAMES
 15 MONTH MAINTENANCE PLEDGE	 FIXED SITE COSTS	 SELECTION STUDIO TOURS	 EXCLUSIVE CUSTOMER APP	 EXPRESS ESTIMATES	

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