



B-SERIES 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.



Effective from 1 August 2023

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

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)
- Water saving toilets, shower heads and tapware in kitchen and bathrooms

WARRANTIES & ASSURANCES

- 30 year structural guarantee*
- Independent inspections by engineers and certifiers throughout the build

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
- 2x external water taps (1x at water meter and 1x to rear of home)
- Single phase power included from front of allotment to meter box up to 10m run

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 physical barrier to external perimeter and shields to all service penetrations

CEILING HEIGHTS

- 2590mm ceiling height for single storey homes with a 75mm cove cornice
- 2590mm (nominal) ceiling height to ground floor of double storey homes with 2440mm (nominal) ceiling height to first floor

FRAMING

- 90mm prefabricated pine frame and roof trusses

WINDOWS

- Aluminum sliding windows throughout (including locks), unless otherwise noted on facade selection. Note upper storey bedroom window openings may be restricted to comply with building regulations
- Brick infill above windows (if facade contains lightweight cladding, brick infill won't apply)
- Flyscreens (aluminum mesh) applied to all windows

ROOFING

- Coloured concrete roof tiles with 22.5 degree roof pitch unless determined otherwise by facade type
- Colorbond® steel fascia, quad gutter and rectangular downpipes

EAVES

- 450mm 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

- Front entry door 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
- Motorised (2 x remote) 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

- 20mm stone benchtops with 20mm edge
- 900mm electric oven with 900mm gas cooktop
- 900mm stainless steel slide out 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 depth
- Tiled splashback to kitchen (700mm high including returns)
- Kitchen mixer tap
- Double bowl sink with single drainer
- Dishwasher provision
- Microwave provision

WET AREA FIXTURES

- Shower rose with mixer tap
- 900mm x 900mm tiled shower base with chrome waste
- Semi-framed shower screen with pivot door
- 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 ring to bathroom, ensuite and powder room
- Mixer tap with inset trough and laminate cabinet to laundry
- 2x stop taps to washing machine (1x hot, 1x cold)
- Frameless mirror to the width of the vanity

FIXING

- Internal hinged doors with knob handle
- Doorstops throughout
- Sliding vinyl 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

HEATING

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

PAINT

- Three coat 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 above 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
- 100mm tiled skirtings to match floor tiles

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VICTORIA

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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 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 Pty Ltd) reserves the right to replace or substitute any of the listed items with items of equal or greater value.