



# INCLUSIONS

## EXTERNAL FEATURES

### BRICKS

- Select from Burbank inclusion range

### ROOFING

- Select from Burbank inclusion range of concrete roof tiles (colour on) with roof pitch, or as predetermined by façade selection

### HOT WATER SERVICE

- Energy efficient heat pump (170lt)

### EXTERIOR HINGED DOORS

- Front entry – Burbank inclusion range as predetermined with façade choice. Includes weather seal and passage set with keyed alike deadbolt
- Clear glazing to door and sidelight/s (if applicable)
- Garage access (if applicable), with keyed alike entrance set

### CAR ACCOMMODATION

- Lock up garage under main roofline, including sectional door with painted cement sheet clad lintel from Burbank inclusion range, or as predetermined with façade options
- Rear pedestrian access door (space permitting)
- Plaster lined ceiling and side walls
- Structural concrete floor
- Double power point and batten light point

### PAINT

- Acrylic paint finish to exterior timber, metal work and cladding, gloss finish to entrance door

### ELECTRICAL

- Batten light point located near external doors, excluding garage

## BUILDING STRUCTURE

### BUILDING ALLOTMENT

- Based on building allotment of up to 600m<sup>2</sup> and a maximum building setback of 6m (subject to planning authority)

### FRAMING

- Prefabricated stabilised 90mm pine wall frames and roof trusses

### SERVICES – CONNECTIONS

- Includes connection to water, sewer and stormwater points within the allotment and connection to underground power services immediately adjacent to the allotment. Excludes telephone and/or fibre connection costs and all consumer account-opening fees

### FOOTINGS

- Concrete engineer designed 'S' class (1 concrete pump allowance)
- Maximum 500mm fall and no existing fill to site with balanced cut and fill (slab costs will be adjusted if founding conditions differ)
- 30 year structural guarantee\*
- 75mm visual termite protection to comply with AS3660

### INSULATION (DWELLING ONLY)

- Sisalation wrap to all external walls, R2.5 batts to ceiling (excluding garage and alfresco)

### PLUMBING

- Concealed plumbing (except for spa pump if applicable), poly piping
- Colorbond® fascia, quad gutter and PVC downpipes

## INTERNAL FEATURES

### FIXING

- Joinery – painted finish MDF 68 x 12mm skirting and 42 x 12mm architraves throughout
- Burbank inclusion range flush panel door 2040mm high
- Internal door furniture selected from Burbank inclusion range

### LIGHTING

- Batten holder light points with shades

### PAINT

- Two-coat application of Burbank inclusion range paint throughout
- Low sheen washable acrylic paint to internal walls
- Flat acrylic ceiling paint
- Gloss enamel paint to internal timberwork and doors
- Note: walls, ceilings and internal woodwork to be 1 colour throughout (white ceilings optional)

### ELECTRICAL

- RCD safety switch
- Double power points throughout
- TV point
- Smoke detectors, wired direct
- White Iconic Range cover plates

### CEILING HEIGHTS

- 2440mm ceiling heights with 90mm cove cornice
- 2590mm ground floor, 2440mm upper floor (nominal) for double storey (specific design exceptions may apply)

### WINDOWS

- Aluminium sliding throughout (including locks), unless otherwise noted on façade selection. Upper storey bedroom window openings restricted to comply with building regulations

### STAIRCASE (IF APPLICABLE)

- MDF treads and risers including plaster half height walls (going up a staircase) and to void areas

## KITCHEN APPLIANCES, CABINETRY & TAPWARE

### OVEN

- 600mm electric stainless steel

### RANGEHOOD

- 900mm stainless steel recirculating canopy (not including charcoal filters)

### COOKTOP

- 900mm ceramic glass top electric cooktop

### SINK AND MIXER

- Flick mixer tap to sink
- Long double bowl sink

### MICROWAVE

- Microwave space with pot drawer and power point

### PANTRY

- Pantry with 4 melamine shelves

### ELECTRICAL

- Telephone point to kitchen

### CUPBOARDS

- Base cupboards with melamine shelving

### DISHWASHER

- Dishwasher space and connections

### BENCHTOP

- Burbank inclusion range laminated bench tops and pre-laminated doors and panels

### ROBES

- Single melamine shelf with metal hanging rod and full height sliding doors

### LINEN

- Four melamine shelves

## BATHROOM, ENSUITE & LAUNDRY

### SHOWER TILES

- Shower tiles to minimum 2000mm above base
- Tiled shower base
- Bath tiles to hob and minimum 600mm above base

### SHOWER SCREEN

- Burbank inclusion range framed pivot shower screen to 1950mm high

### SHOWER/BATH

- 9lt per minute shower rose on all directional arm with mixer tap
- Acrylic bath with mixer tap

### VANITY

- Burbank inclusion range laminated vanity (width nominated by plans)
- Inset china round basin and mixer tap with pin handle

### FAN

- Exhaust fans over showers

### TOILET

- Vitreous china closed coupled soft close toilet seat

### LAUNDRY

- Flick mixer tap with 45lt stainless steel trough
- 600mm metal laundry cabinet
- 2 x stop taps to washing machine (1 hot and 1 cold)

### FLOORING

- Burbank inclusion range ceramic tiles to wet areas as noted on plan
- Half height tiled skirting to tiled areas (200mm maximum)

The inclusions stated herein are included in all Burbank (QLD) Collection home products. Any items not included in this inclusions brochure selected by the purchaser will attract additional costs. Burbank Australia (QLD) Pty Ltd ('Burbank') reserves the right to vary or omit any items listed herein. All items are subject to availability. Conditions apply for Burbank's 30 year structural guarantee, see website for full details.