

# Inclusions

All our Premier Prospect homes come equipped with the same high-quality service and character-filled details that you love about all our builds.

## Pre-construction service



- Working drawings, structural engineering, specifications and contract production
- Soil test, site survey and engineering designs
- Building permit and associated fees
- Allocated administration representative for all communication requirements

## Peace of mind throughout the process



- Fixed-price contracts
- Lifetime structural warranty
- 25-year warrantied termite protection
- 25-year waterproof warranty for all water-exposed areas
- Dedicated site manager to ensure seamless workflow, high-quality standards and tailored client support/liaison when you need it most
- On-site construction manager to oversee timely construction
- Senior quality assurance management provided at all major construction phases
- Dedicated administration representative for consistent communication and updated progress reports
- Monthly on-site construction meetings directly with the construction team
- Dedicated maintenance team to ensure you seamlessly settle into your brand new home
- Guaranteed time frames for construction
- Industry-leading building surveyors and inspectors
- Exceptionally experienced structural engineers providing designs and certifications
- Certifications included within handover documents
- Compliance certificates as issued by building surveyor for all main stages of construction

## Leading standards in structure



- Cost-effective yet non-compromising structural engineering designs for foundations, framing and roof
- Structurally graded MGP10 pine wall framing – 450mm centres to all external and load-bearing walls and 600mm centres for internal walls
- 310mm minimum P Class waffle slab construction (engineering dependent), including concrete pump
- All external timbers are treated and structurally rated above Australian Standards

## Site establishment and services



- Stormwater and sewer connections up to 15m
- Electrical connection up to 15m
- Natural gas connection up to 15m
- Mains water connection up to 15m
- 600mm of excavation and soil removal over building area
- Temporary fencing
- Sediment control
- Signage and safety display
- Protection of council assets and damage repair to council standards and requirements

## Future-focused and energy efficient



- 6-star energy compliance included
  - Wall batts to external walls
  - Ceiling batts to all roof areas
  - Weather seals and self-draining sills on all windows and doors
- Your choice of (if recycled water not available):
1. A slimline 2000L poly water tank connected to toilets
  2. A Rinnai solar hot water service with instant gas-boosted assistance and damage repair to council standards and requirements

## External features



- Stunning textured acrylic render as detailed in drawings
- Beautifully spacious 2550mm ceiling heights throughout
- Aluminium sliding windows and feature awning windows to front façade available in a full-colour range (home and facade dependent)
- Locks and seals on all windows and sliding doors
- Premium paint finish for a welcoming front door
- Front and rear garden taps for convenience
- Colorbond steel sectional panel lift door to the front
- Remote-controlled garage with 2 transmitters
- Colorbond-reinforced gutters, fascia and downpipes
- Concrete floor and plaster ceiling to garage
- A premium selection of external materials and feature finishes
- Premium grade external paint coatings
- Colorbond roof cover with full sarking included as standard
- External lighting included

## Internal features



- Kitchen**
  - Space saver overhead cabinets (house design dependent)
  - Ceramic wall and floor tiling to wet areas (house design specific)
  - Reputable brand 600mm stainless steel appliance packages including installation
  - Externally vented rangehood flue
  - Designer laminate kitchen and vanity finish throughout
  - Luxurious 20mm stone benchtops throughout
  - 1.5 bowl stainless steel sink and chrome-plated sink mixer
  - Microwave space with connection provisions
- White above counter vanity basins**
- Dual flush close-couple deluxe toilet suites**
- Polished-edge bathroom and ensuite mirrors**
- Tiled splashbacks**
- Chrome-plated mixer tapware**
- Freestanding laundry cabinet with bypass**
- Bedroom**
  - Spacious built-in robes to bedrooms
- Heating**
  - Brivis gas ducted heating with wall mount controller
- Bedroom**
  - White above counter vanity basins
- Internal doors**
  - Flush panel 2040mm high doors
  - Designer chrome-plated lever feature for internal doors
  - Door stops to all internal doors
  - Soft-closing function to all joinery doors and drawers
- Electrical**
  - Double power points throughout as per electrical plan
  - Smoke detectors, safety switches and batten lighting as per electric plan
  - Downlights throughout
  - Generous TV, data and phone points
- Architraves, skirting and cornices**
  - 67mm single-bevel MDF architraves and skirting boards throughout
  - 90mm scotia cornice throughout
- Flooring**
  - Ceramic floor tiling to entry/hallway (house design specific)
  - Luxurious wall to wall carpet for areas not tiled
- Bathroom and Ensuite**
  - Exhaust fans to bathroom and ensuite
  - Luxurious 20mm stone benchtops
  - Ceramic wall and floor tiling to wet areas (house design specific)
  - Tiled skirtings to wet areas
  - Tiled bases for all showers
  - Semi-frameless pivot shower screens (2000mm high)
  - Feature tiled podium for bath
- Paint**
  - 2 coats of premium washable paint to all walls, ceilings and woodwork
  - 3 coats to plaster joins
  - Detailed pre-paint quality assurance to plaster and internal woodwork
  - Satin finish paint to internal doors and trims