

Inclusions



PRE-CONSTRUCTION SERVICE

- Catered home design and straightforward pre-construction process with experienced consultants
- Strong focus on and realisation of client's construction budget
- Working drawings, specifications and contract production
- Soil test, site survey and engineering designs
- Town Planning and Developer Approvals assistance
- Customised selection process for colours, fixtures and fittings with industry leading interior design teams
- Meet directly with the Builder pre construction
- Allocated administration representative for all communication requirements
- Land selection and Finance assistance

PEACE OF MIND

- Fixed Price contracts
- 25 years structural warranty
- 25 Year Warranted termite protection
- 25 Year Waterproof warranty to all wet areas
- Quality assurance package and inspection reports
- Dedicated Site Manager to ensure workflow, quality standards and client support/liasion
- On-site Construction Manager to oversee construction
- Senior Quality Assurance management at all main stages of construction
- Dedicated administration representative for all communication and progress reports
- Regular on-site construction meetings directly with construction team
- Dedicated maintenance team to ensure all is well with your new home
- Guaranteed timeframes for construction
- Industry leading building surveyors and inspectors
- Ongoing support from Builder and Design consultants
- Industry leading 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
- MGP10 Structural 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 dependant), including concrete pump
- Individually designed and certified Pre-Fabricated roof trusses with MGP12 / termite treated timber
- All treated and structural rated external timbers above Australian Standards

SITE ESTABLISHMENT AND SERVICES

- Stormwater and sewer connections up to 15m
- Electrical connection up to 15m
- Fibre Optic / NBN 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
- Security Camera and theft prevention to secure home under construction
- All weather access as required to driveway through construction up to 10m
- Signage and Safety Display
- Protection of council assets and damage repair to council standards and requirements

FOCUS ON ENERGY EFFICIENCY

- 6 Star compliance guaranteed
- Wall insulation batts to all external walls
- Ceiling insulation batts to all ceiling area
- Double glazing included throughout
- Window and Door seals with self-draining sills
- Roof Sarking included to all COLORBOND® steel roof cover
- Choice of either a Slimline 2000L Poly water tank connected to toilets, connection to recycled water if available, or a Rinnai Solar hot water service with instant gas boosted back up

Inclusions Continued



EXTERNAL FEATURES

- Choice of either Brickwork (up to Category 2 selection) or Weathertex weatherboards to façade with 3m returns (up to BAL 12.5)
- Brickwork included over all external windows and door openings
- 2550mm ceiling heights throughout
- Aluminium sliding windows, feature awning windows to front façade (house specific) available in full colour range
- Window and sliding door locks and all seals
- Double-glazing included throughout
- Front & rear garden taps
- COLORBOND® steel sectional panel lift door in multiple choice of profiles
- Motorised garage door opener with 2 x remotes
- Concrete floor & plaster ceiling to garage
- Premium selection of external materials
- Premium grade external paint coatings
- 450mm eaves to front of dwelling with 3m returns (façade specific)
- COLORBOND® steel or Monier Traditional tile (Atura profile) roof covering included within Builders range
- COLORBOND® steel gutters, fascia & downpipes
- External site grading for future landscape works and prevention of water ponding through construction

INTERNAL FEATURES

- Space saver overhead cabinets (as per plan)
- Dishwasher provision including connections
- Brivis Gas ducted heating with wall mount controller
- Wall to wall carpet to areas not tiled
- Large range of hybrid laminate timber flooring options
- Reputable brand stainless steel appliance package including 900mm freestanding oven & rangehood with installation
- 3 Coat premium washable paint system to all walls, ceilings and woodwork
- 3 Coat premium plaster joins
- Detailed pre paint quality assurance to plaster and internal woodwork
- Flush panel 2040mm high doors
- 67mm single-bevel MDF Architrave
- 90mm single-bevel MDF Skirting
- 90mm Scotia cornice throughout

INTERNAL FEATURES continued

- Chrome plated lever internal door furniture
- Built in robes to bedrooms
- Built in linen cupboard with 4 shelves & broom cupboard with single shelf
- Walk in robe to bedroom 1 with shelving and hanging rails
- Built in pantry with 5 shelves (plan specific)
- Satin finish paint to internal doors & trims
- Ceramic wall and floor tiles to all wet areas, entry & kitchen to Builders range including skirting tiles
- Feature tiled niches to bathroom & ensuite
- Double power points throughout
- Smoke detectors & safety switches included
- LED downlights included throughout
- Exhaust fans as per working drawings
- Externally vented rangehood flue
- Tiled shower bases to all showers (size as per base plan)
- Elegant vinyl wrap kitchen and vanity finish throughout
- Soft close function to all joinery doors and drawers
- 20mm stone benchtops included throughout
- 1 3/4 bowl stainless steel sink & chrome plated sink mixer
- White above counter vanity basins
- Microwave provision
- Deep bath in centred hob
- Dual flush, closed couple deluxe toilet suites
- Laundry fitout includes vinyl wrap base cabinetry, stone benchtop, sink & mixer
- Semi Frameless pivot shower screens (2000mm high)
- Single towel rail and toilet roll holder included
- Polished edge bathroom and ensuite mirrors
- NBN / Fibre Optic Package - TV/ Foxtel (3 points) Phone/Data (2 points) & TV antenna
- Tiled splashbacks to all vanities (min 300mm high) and cooking area
- Large selection of upgraded mixer tapware
- Door stops to all internal doors
- Detailed final Builders clean and defect completion

Premier Traditional Homes reserves the right to revise inclusions without notice or obligation to suit Council regulatory requirements, energy rating requirements and/or structural requirements due to design change etc. Building zones apply. Speak with a consultant for further information.