

# Next

COLLECTION

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## INCLUSIONS

## PRELIMINARY COSTS & STATUTORY REQUIREMENTS

- Design consultation.
- Colour consultation.
- Electrical consultation.
- Contour survey & report.
- Architectural drawings.
- Structural engineering.
- Complying development application & fees.
- Home Building Compensation Fund insurance.
- Long service levy.
- Scaffolding & safety rail as required.
- Basix assessment & certification to State Government requirements.
- Water authority fees.
- 160 day tender period.
- Three month maintenance period.

## EXTERNAL

- 'M' class waffle pod slab.
- Heavy duty foil wrap to external walls.
- Bradford Enviroseal roof sarking.
- Weather seals to all external hinged doors.
- Termite protection system to Australian Standards.
- 90mm termite resistant treated timber frame. Engineered to N2 wind classification.
- Choice of quality bricks from two of Australia's renowned manufacturers. Off-white mortar with raked joints to brickwork.
- 170mm Primeline Newport weatherboard cladding where applicable.
- Quality powder coated aluminium sliding windows with black hardware.
- Aluminium insect screens to all opening windows & sliding doors.
- Keyed locks to external aluminium sliding doors & all opening windows
- Concrete roof tiles in a wide range of colours from builder's nominated range.
- 22.5° roof pitch (subject to design).
- Colorbond steel fascia & half round flat back gutter.
- Sectional overhead garage door with automatic door opener & two remote controls in a choice of colours from builder's nominated range.
- Hume Newington entry door in painted or stained finish with Gainsborough Contemporary Trilock.
- Tiled front entry porch & alfresco on reinforced concrete slab. Floor tiles from builder's nominated range.
- Two external garden taps.

## INTERNAL

- R3.0 ceiling insulation to living areas.
- R1.5 wall insulation to external walls & garage/living dividing walls.
- 2450mm nominal ceiling height.
- 2040mm Hume Accent internal doors, with chrome hinges & latches.
- Gainsborough stylish lever sets to all hinged internal doors, privacy set ensuite, bath & powder rooms.
- 2040mm Hume Accent Smartrobe sliding doors to built-in wardrobes.
- Gainsborough rectangular flush pull to all sliding doors, circular privacy set to sliding cavity doors where applicable.
- Cushioned door stops to all hinged internal doors.
- 90mm Cove cornice.
- Profiled 67mm architrave and 67mm skirting suitable for paint finish from builder's nominated range.
- Linen cupboard as per plan with four melamine shelves.
- Melamine shelf & hanging rail to all wardrobes.
- Staircase with closed treads and risers suitable for carpet finish with pine stringer, and square mild steel balusters in black powder coated finish with timber post and handrail. All timber in painted finish.
- Taubmans premium three coat paint finish to all internal walls & woodwork, option of one colour from nominated range.
- Wet areas waterproofed to Australian Standards.

## NATURAL GAS (SUBJECT TO AVAILABILITY)

- 26 litre Instantaneous natural gas hot water system pre-set to 50°C (6-star rating).
- Natural gas connection within 10m of the dwelling.
- One internal gas bayonet point.

## KITCHEN

- Laminate kitchen finish. Kitchen layout including overhead cabinetry as per plan. One colour from nominated range.
- Laminate benchtop with 33mm rolled edge or 33mm square edge. One colour from nominated range.
- One set of cutlery drawers.
- One set of pot drawers.
- Door & drawer handles from nominated range.
- Soft closing hinges & drawer runners.
- Bulkheads to overhead cupboards.
- Provision for microwave oven including power outlet.
- Provision for dishwasher including power outlet & cold water connection.
- Four melamine shelves to pantry including walk-in pantry's where applicable.
- Clark 1 ¼ bowl stainless steel sink & Caroma Quatro Solid sink mixer.
- Fisher & Paykel 600mm electric oven.
- Fisher & Paykel 600mm gas or electric cooktop.
- Fisher & Paykel 600mm undermount rangehood. Ducted externally.

## BATHROOM, ENSUITE & POWDER ROOM

- Laminate wall hung vanities with 33mm rolled edge or 33mm square edge. One colour from nominated range.
- Caroma Carboni II inset basin.
- Caroma Quatro Solid basin mixer.
- Caroma Quatro Solid bath & shower mixer.
- Caroma Quatro bath outlet.
- Caroma Quatro adjustable shower rose.
- Semi-framed shower screen with pivot door, 6mm safety glass & standard handle.
- 900mm high polished edge vanity mirrors fitted to the same width as vanity.
- Caroma Newbury 1525mm island bath in tiled hob.
- Caroma Urbane back-to-wall toilet suite with soft closing seat & lid.
- Caroma Quatro double towel rail, toilet roll holder & towel ring where applicable.
- Ceramic tiles from builder's nominated range. 2000mm high wall tiling to showers, up to 1200mm high wall tiling above bath measured from floor level & single row or 150mm nominal splashback tile to rear of vanity. Single row of skirting to remainder.
- Chrome floor wastes.
- Obscure glazing to windows.

## LAUNDRY

- 900mm laminate laundry cabinet with 33mm rolled edge or 33mm square edge laminate benchtop, option of one colour from nominated range.
- Quality stainless steel drop-in laundry tub.
- Caroma Aqua laundry sink mixer.
- Wall and floor tiles from builder's nominated range. Skirt tile to perimeter with a tiled splashback to 600mm over laundry tub.
- Chrome floor wastes.
- Half glazed Hume XF3 timber external laundry door in paint finish with Gainsborough locks and deadbolt.

## ELECTRICAL & COMMUNICATIONS

- Earth leakage electrical safety switch in single phase meter box.
- HPM double power outlet to all rooms & single power outlet to appliances as required.
- Light points to all rooms including compact fluorescent globes.
- Three-in-one fan/light/heater combination unit to bathroom & ensuite. Ducted externally.
- Two twin fluorescent light to garage.
- Four external light points.
- One two-way light switch.
- Two television outlets.
- Two telephone outlets.
- Direct-wired smoke detectors with battery backup.
- Conduit & draw wire from meter box to internal wall of garage (NBN provision).
- One single power outlet to internal wall of garage (NBN provision).
- One additional telephone outlet to internal wall of garage (NBN provision).
- **Hills Home Hub:**
  - Hills 400 Series enclosure
  - One telephone module
  - One data module
  - One 4 port passive video splitter
  - Two television outlets
  - Two telephone outlets
  - One data outlet