



READY TO MOVE IN

INCLUSIONS



OUR PLANS, YOUR PLANS OR LET'S DESIGN TOGETHER
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READY TO MOVE IN

The inclusions listed below represent a finished home that you can move into. That means all standard site costs, standard BASIX requirements and all other standard requirements to build your home are included in all prices.

FRAMES

- 90mm H2 termite treated pine timber frames
- 2400mm high ceilings throughout

WINDOWS

- Aluminium framed windows in a selection of standard range colours
- Keyed window locks to all openable windows
- Obscure glazing to bathroom, powder room, WC, and ensuite
- Windows are subject to BASIX assessment

ETERNAL TAPS

- Three garden taps fitted as standard including one rainwater tank hose cock

PLUMBING

- PEX plumbing system to kitchen and all wet areas
- Gas connection, cook top, hot water and two heating points
- 3000 litre rainwater tank connected to WC's and one garden tap OR recycled water connection

BRICKS

- Bricks to Lily Homes standard range
- Moroka finish to selected areas to front facade (28m² allowed for)

CLADDING / EXTERNAL FEATURES

- Cladding as per plan

ROOFING MATERIAL

- Concrete roof tiles on timber battens (sarking not included)

INSULATION

- R2.0 insulation to external walls including internal garage walls
- R3.5 insulation to roof trussed ceilings over living areas (excluding garage)
- Insulation subject to BASIX assessment

ELECTRICAL

- One light point per room
- Two external light points
- One double GPO per room except to the kitchen, family room and bedroom 1 which are allotted two each
- Two TV points (aerial not included) + co-axial cable left in roof space for future connection

ELECTRICAL (Continued)

- One phone point
- Three phase board upgrade allowed for
- NBN basic set up (hills home hub not included)

AIR CONDITIONING

- Actron Classic ducted air conditioning including 2 zones and electric thermostat

CORNICE

- 90mm cove cornice

DOORS

- Front door XV 14 hinged 2040mm high x 820mm wide with Bala entry lock in paint finish
- Raven bottom weather seal to the base of the front door in a stainless steel finish
- External laundry door tempered hardboard in paint finish or aluminium sliding door(if applicable)
- External garage access door tempered hardboard in paint finish
- Internal 2040mm high flush hollow core doors with Bala internal door handles in paint finish

SKIRTING AND ARCHITRAVES

- 67mm x 18mm pencil round skirting / architrave in paint finish

WARDROBES

- Robes fitted with one shelf and underneath metal hanging rail
- Linen cupboard fitted with four shelves

GARAGE DOORS

- 2100mm high panel-lift garage door
- Remote control system including 2 x handsets included to dwelling

KITCHEN

- 2100mm high cabinet and drawer fronts to the Kitchen selected from the standard Laminex (Natural finish) range of colours
- D type pull handles or round knob handles in matt silver or chrome to the Kitchen cabinets and drawers
- 20mm stone bench top to Kitchen - standard range allowed for only
- Cabinets and drawers fully lined with a white melamine finish
- Soft close hinges to all Kitchen cupboard doors and drawers
- Clark Radiant double bowl sink in a stainless-steel finish (Product Code R175MK2.1)
- Tiled splashback up to the underside of the overhead cabinets
- Appliances to dwelling are the following:

KITCHEN (Continued)

- Fisher & Paykel 600mm slide out range hood in stainless steel finish.
- External ducting to range hood INCLUDED
- Fisher & Paykel 600mm Gas cooktop in stainless steel finish
- Fisher and Paykel 600mm Electric fan forced fanned grill oven in stainless steel finish

FLOOR TILING

Wet Area:

- Glazed Porcelain to Lily homes standard range
- Bathroom, Ensuite and Laundry
- Standard round PVC floor wastes with stainless steel covers to all main floor wet areas, showers and Balconies

Main:

- Glazed Porcelain tiling to Lily Homes standard range
- All tiles main floor tiling are to be installed with glue and are direct stick.

Outdoor:

- Glazed Porcelain tiling to Lily Homes standard range
- Patio, Alfresco and Balcony
- All tiles will be laid square and no border tiles have been allowed for

WALL TILING

- Ceramic tiling to Lily homes standard range
- 2100mm high tiling to showers
- 1200mm high tiling around bathtub
- One tile row above the Laundry tub and all Vanity units
- Skirting tiles to the rest of Bathroom, Ensuite, Laundry, WC & Powder room
- All tiles will be laid square and no border tiles have been allowed for

PC ITEMS

- Stylus Prima II close coupled toilet suites in white
- Clark 45-liter stainless steel laundry tub and cabinet
- Stylus Maxton 1500mm rectangular bath in white
- Stylus Venecia flick mixers to kitchen & laundry sinks
- Stylus Venecia flick mixer to all vanity Basins
- Stylus Venecia flick mixer to bathtub
- Caroma Elegance Bath Spout to bathtub
- Stylus Venecia flick mixer to all showers
- Stylus Venecia all directional showerhead to all showers
- Stylus Venecia single towel rail to each shower -
- Stylus Venecia toilet roll holder to each toilet -
- Aluminium Framed showers with clear safety glass shower screens - pivot or sliding doors according to the floor plans
- Framed Mirrors to above all vanity units or hand basins
- Shower soap holder/s tiled fixed.

VANITY UNITS

- Elite Joinery Wall hung Vanity with 20mm stone top including soft close hinges and sharknose finish

HOT WATER SYSTEM

- B26N50 26LTR hot water system (provided gas is available to site)

PAINT FINISH

- All internal and external woodwork, plasterboard, doors and fibro cement sheeting to be in paint finish with Taubmans paint
- Three (3) internal standard finishes have been allowed for only.
- Three (3) external standard finishes have been allowed for only.

FLY SCREENS

- Fly screens to all opening windows (aluminium sliding doors not included)

OTHER FLOOR COVERINGS

- Carpet to bedrooms and theatre or media (if applicable) with standard underlay and colour range allowed for only
- Carpet to stairs and first floor (if applicable)

INTERNAL STAIRWAY (IF APPLICABLE)

- MDF treads and risers
- Balustrades, top rail, bottom rail, handrails and stringers to be in Standard pine finish or 1050mm high dwarf wall
- Inserts to be 12mm vertical straight-line steel in Black finish

SLAB

- Full engineered concrete waffle pod slab certified up to 'M' or 'H1' class (salinity slab not included, 20 MPA only) (subject to soil testing)

DRIVEWAY

- 30m² (single garage) or 60m² (double garage) stencil concrete driveway

SITE COSTS

- \$5000.00 allowance included

