

# 'Mix & Match' Inclusions

Simply select the package that suits and we can provide a custom price instantly

	<b>Studio</b>	<b>Lifestyle</b>	<b>Resort</b>
Internal / External Walls	Rendered Blocks (EXT) (Gyprock INT)	Rendered Blocks	Rendered Blocks
Roof and fascia	Colourbond NO FASCIA	Colourbond	Colourbond
Eaves	Exposed	Lined	Lined
Garage door	N/A Carport	Colourbond	Colourbond
Driveways & Outdoor	Plain Concrete (600mm paths)	Exposed Aggregate (800mm paths)	Exposed Aggregate (800mm paths)
Painting	Sealer + 2 coats (inside & out)	Sealer + 2 coats (inside & out)	Sealer + 2 coats (inside & out)
Windows	Powder coated windows / flyscreens and security (Grey Glass)	Powder coated windows / flyscreens and security (Grey Glass)	Powder coated windows / flyscreens and security (Grey Glass)
Front Door	820 decorative entry door	820 decorative entry door	1200 decorative entry door
Door Handles	Lane Specifier Leverset range Tri-lock Entry Doors	Lane Specifier Leverset range Tri-lock Entry Doors	Lane Specifier Leverset or similar Tri-lock Entry Doors
Internal Doors	Hume Accent Range	Hume Accent Range	Hume Accent OR Sorrento Range
Tiles	\$33/m <sup>2</sup> 600 x 600 porcelain (Builders range) 2.1m tiled walls in bath & ensuite Tiled skiting in LDY	\$38/m <sup>2</sup> 600 x 600 porcelain 2.1m tiled walls in bath & ensuite Tiled skiting in LDY	\$40/m <sup>2</sup> 600 x 600 porcelain Tiled to ceiling in bath & ensuite Tiled skiting in LDY
Air Conditioning	Panasonic Inverter Split Systems Throughout	Daikin Inverter Split Systems Daikin Cassette in Living	Daikin Inverter Split Systems Daikin Cassette in Living
WIR / Wardrobes	shelves + hanging Mirrored sliding doors	shelves + hanging Opti-glass sliding doors	shelves + hanging + 6 drawers Opti-glass sliding doors
Linen Closet / Storage	Linen + Broom Closet sliding doors	Linen + Broom Closet Laminate swing doors	Linen + Broom Closet Laminate swing doors
Laundry	Custom cabinet with 35L inset tub, two shelves	Custom cabinet with 35L inset tub, two shelves	Custom cabinet with 35L inset tub, two shelves
WIP (Pantry)	Custom adjustable shelving white	Custom adjustable shelving white	Custom adjustable shelving white
Kitchen Cabinetry	Standard finish Laminate cupboards and benchtops Up to 6 drawers	Gloss Laminate cupboards and benchtops Up to 10 drawers	Laminate cupboards Stone Benchtops Up to 13 drawers
Splashback	Tiled	Tiled	Glass
Gas Connection	Not Included	Included + bottle	Included + bottle
Appliances	OMEGA (600 cooktop, oven, Rangehood)	OMEGA (600 c/top, oven, r/hood) DISHLEX (dishwasher)	OMEGA (900 c/top, oven, Rangehood) DISHLEX (dishwasher)
Vanities	Laminate finish cupboards and benchtops	Gloss Melamine cupboards and benchtops (looks like laminate)	Laminate cupboards Stone Benchtop
Shower screens	Framed	Semi-frameless	Semi-frameless
Lighting	Triple rail light x 2 (kitchen) LED Down-lights (living, hall and entry) LED Wall lights (other internal rooms) Fluro battens (outdoors, carport) Outdoor lights (builder range) x 3	Triple rail light x 2 (kitchen) LED Down-lights (living and bedrooms) LED Oyster lights ( other internal rooms) Fluro battens (outdoors, garage) Outdoor lights (builder range) x 3	Down-lights (throughout) LED Fluro battens (clothesline, garage) Outdoor lights (your choice) x 3 (within allowance)
Fans	Ceiling fans throughout including bathrooms and alfresco	Ceiling fans throughout including bathrooms and alfresco	Ceiling fans throughout including bathrooms and alfresco
Power Outlets	Kitchen x 2 + (4 for appliances) Bed1 and living x 2, Other rooms x 1 Outdoor x 2	Kitchen x 2+ (4 for appliances) Other rooms x 2 Outdoor x 2	Kitchen x 2 + (4 for appliances) Other rooms x 2 Outdoor x 2
Phone / Data / TV	FTA & PAY TV x 1, Phone x 1, Data x 1	FTA & PAY TV x 2, Phone x 1, Data x 1	FTA & PAY TV x 2, Phone x 1, Data x 1
Miscellaneous	Reticulated termite treatment Clothesline (Hills double fold) Street Number & Mailbox Wired Doorbell Solarhart Hot Water System 2 x garden taps	Reticulated termite treatment Clothesline (Hills double fold) Street Number & Mailbox Wired Doorbell Solarhart Hot Water System 2 x garden taps	Reticulated termite treatment Clothesline (Hills double fold) Street Number & Mailbox Wired Doorbell Solarhart Hot Water System 2 x garden taps
Technical	FID FUND / Contract Works Insurance Build permits & approvals Soil test ("S" class soil assumed) Up to 300mm fall (fill allowance)	FID FUND / Contract Works Insurance Build permits & approvals Soil test ("S" class soil assumed) Up to 300mm fall (fill allowance)	FID FUND / Contract Works Insurance Build permits & approvals Soil test ("S" class soil assumed) Up to 300mm fall (fill allowance)
Exclusions (packages available)	Landscaping /Fencing/ Blinds Pools / Pool Fencing Garden Shed Telstra connection fee Hard Rock excavations	Landscaping /Fencing/ Blinds Pools / Pool Fencing Garden Shed Telstra connection fee Hard Rock excavations	Landscaping /Fencing/ Blinds Pools / Pool Fencing Garden Shed Telstra connection fee Hard Rock excavations

Effective MAR 2016 (may be changed without notice)