

# PREMIERE STANDARD INCLUSIONS

## Building Inclusions

Fully personalised service - dealing with your local Builder, who is an active member of the Master Builders Association of Victoria

Access to the best local trades and suppliers, so your money stays within the local community

10 year structural guarantee

Regular site inspections

Three months full maintenance warranty after handover

Site works as per site requirements (based on a 650m<sup>2</sup> block of land with 300mm maximum fall, and 6.0m maximum setback to front of house)

Part A Termite Preventative on collars to all slab penetrations. Part B Termite Preventative homeguard blue to perimeter of slab

Engineer designed class up to 'M' Hybrid Raft/Waffle Slab (Engineering's Discretion) and concrete pump allowance

90mm MGP Stabilised Timber wall framing with studs at 450mm centres

MGP Stabilised Pine roof trusses at 600mm centres

## Documentation

Full working drawings for a Building Permit

Full Project Specifications and Contract Documentation

Soil classification report

Engineer's footing and foundation design, drawings and computations

Energy compliance report

\$10 Million Public Liability Insurance

Home Owners Warranty Insurance

Construction Works Insurance

Building Permit issued by registered Building Surveyor

Fixed price MBAV New Homes Contract with no hidden extras

## Services

Connection of services within the property boundaries to underground power, mains water, sewer and gas (if available) within 8m max. setback

Stormwater to legal point of discharge

Telstra pre-wiring to home (lead in and connection by owner)

## Energy Efficiency

Energy Compliance Report (subject to floor plan/ design)

R6.0 Batts insulation to the ceiling of Home, including garage ceiling

R2.5 Batts and reflective foil insulation to all external walls of Home, excluding Garage walls (R2.0 Batts to internal wall dividing Home and Garage)

Draught weather seals to all external doors

## External

Colorbond corrugated iron metal roof with a choice of standard, contemporary or classic colours

Lysaght Colorbond metal fascia, gutter, 100x50 downpipes in a selection of standard Colorbond colours

Double garage with 2100mmH x 4800mmW sectional slimline motorised door, two remote controls and one wireless wall button

Rheem Solar Premier Gas Hot Water System, 27L Tank with 27L/min gas boost and 2No. solar collectors

Selection from Category #1 PGH Bricks and Pavers

Brick on edge to all window and door sills, with Brick in-fills above all windows

Natural mortar joins with a rolled finish

Stegbar - Awning windows

All openings covered with aluminium framed nylon flyscreens (sliding doors & flydoors)

Window locks to all opening sashes.

Selection of 2040mm x 920mm Corinthian Urban (primed) Front Entry door with Gainsborough Tri-lever deadlock door furniture

## Internal

10mm Plasterboard ceilings and walls. Ceilings fixed to metal battens to 450mm centres

7mm Villaboard to Ensuite and Bathroom

2700mmH ceiling heights to all single storey homes

2550mmH ceilings to ground floor of all double storey homes and 2400mmH ceilings to the first floor

75mm cove cornice entire house

Choice of Haymes colours for three coat paint system throughout House, including low sheen walls and supercover flat white ceilings

Three coat gloss enamel system to all internal doors, door and window jambs, architraves and skirting

Two coat, low sheen paint to exterior timber and metal work

2040mmH flush panel, hinged internal doors and sliding robes

75mm air cushion door stops to all doors

67mm x 18mm architraves and skirting, with a choice of single bevel, bullnose, lambs tongue, colonial or square dressed finishing (single bevel is standard)

Choose from a selection of Gainsborough door furniture with bright chrome or satin finishing

Premiere Cat #1 carpet to Bedrooms, WIR's and Robes

Ceiling installed Breamar TQ4 25KW Central Heating unit, 8-12 outlets with premium hardwired controller and 2 zones

Bedroom shelving including single 445mm(W) melamine shelf at 1650 high with hanging rail

Shelving to Linen Closet and Pantry including 4 fixed melamine shelves

Waterproofing to wet area floors and walls, complying with the Waterproofing Code AS3740

# PREMIERE STANDARD INCLUSIONS

Floor tiling (up to 450 x 450) from our selected Silver range including the supply and installation of floor tiles to Kitchen, Laundry, Bathroom, Ensuite and Powder room (if applicable)

Tiled in-situ (walk-in) shower base to Ensuite

100mm tile skirting to all wet areas

Wall tiling (up to 450 x 450) from our selected Silver range, including the supply and installation of wall tiles to Laundry, Bathroom, Ensuite, Kitchen and Powder (if applicable)

## Kitchen

40mm Silestone Benchtops - G1 Range to Kitchen

White melamine lined cupboards and drawers

Polytec Evolution Range doors, drawers and kickers to, including 1x 4 Drawers (inc. cutlery insert) and 2 x banks of 3 Pot drawers and overhead cupboards (Inc. Bulkhead)

Soft Close Drawer runners

900mm ILVE stainless steel appliances (Oven ILO0994K, Cooktop ILGP96X Rangehood IVUM90)

600mm ILVE Dishwasher (IVFSD400X)

Franke 1200 double bowl with drainer

Grohe Kitchen Mixer

## Laundry

Polytec laminate benchtops, doors and kickers with a natural finish.

Posh Solus SS F/Rim 45L Trough

Grohe Laundry sink mixer

Washing machine taps concealed in cabinetry

## Ensuite, Bathroom & Powder Room (design specific)

20mm Silestone - G1 Range to Ensuite

Polytec Evolution Range doors, kickers and drawers to Ensuite.

Polytec laminate benchtops, doors and kickers with a natural finish to Bathroom & Powder.

Back-To-Wall concealed inlet Toilet

Inset Vanity Basins

6mm Vanity Mirror/s

Grohe Mixers to Vanities, Bath and Shower, Posh Solus 220mm to Bath Outlet

Grohe Shower Rails

2000mmH, frameless showerscreen to Ensuite

2000mmH, semi-frameless showerscreen to Bathroom

In-Situ (tiled/walk-in) showerbase to Ensuite

Marbletrend (Polymarble) showerbase to Bathroom.

Double Towel Rail/s and Toilet Roll Holder/s

## Electrical

NBN provision (if applicable), or digital TV antenna and mast (if applicable)

2-way switches (x2)

LED downlights to main living area

LED Oyster light to remainder of house

Double PowerPoints throughout (Clipsal C2000 series)

2No. external double PowerPoints

Isolator switch to Oven

2No. TV points

2No. Telephone points

Exhaust fans to Bathroom and Ensuite, (over showers) enclosed WC.

Hardwired electronic smoke detectors

One external Clipsal Meterbox 680mm x 470mm x 280mm with RCD's

## Cleaning

Final internal clean of all surfaces and windows

Machine clean of site with removal of all leftover building refuse



*\*Little Constructions P/L reserves the right to vary or substitute items or brand names according to availability. Valid from 01.07.2020. Document is updated regularly without notice, please confirm with our New Homes Consultant that you have the current documentation. Photos are for illustration only.*

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