



info@newconhomes.com

HOUSE INCLUSIONS 2017

SITE COSTS

Fixed price site costs including rock excavation

EXTERNAL ITEMS

Concrete roof tiles as per colour document

Colorbond fascia, gutter and downpipes

Bricks as per colour document

Natural color mortar with rolled joints

Brickwork above all windows

Plaster lined ceiling to outdoor living with 75 mm cornices (if applicable)

Colour sealed concrete driveway and 1m wide path around the house,

Stylish two colour render to the front of the house (piers, garage, above entrance door)

INTERNAL ITEMS

Waffle slab as per engineers design

Pine wall frame and engineered roof trusses

2700 mm ceiling height

10mm Boral plasterboard to walls, 10mm super span Boral plasterboard to ceiling, water resistant plasterboard to wet areas and 75mm squatia cornices

67mm single bevel architrave and skirting boards throughout

Melamine shelf with 1 hanging rail to bedroom wardrobes

GARAGE

Colorbond sectional garage door with motor and 2 remotes

Pedestrian weatherproof door (product specific)

Flush panel internal access door to the garage (plan specific)

Concrete floor (poured as part of slab)

WINDOWS

Obscure glazing to ensuite, bath and WC

Aluminium sliding windows (unless an alternative is required due to the energy rating)

Window locks to all openable windows (keyed alike)

DOORS –EXTERNAL

Feature Gainsborough entry door 2040 mm x820mm or 920mm with 4 frosted or clear glass inserts

Gainsborough trilock entry set to front door

Entrance set to all external hinged doors

DOORS-INTERNAL

Stylish flush panel doors 2040mm high throughout

Flush panel sliding doors 2040mm high to wardrobes

Amelia lever chrome door handles to all internal doors with privacy latches to bathrooms and toilets

HEATING /COOLING

Bremer gas ducted heating to all bedrooms bathrooms and living areas (8) points with wall mounted thermostat

FLOOR COVERINGS

Quality wall tiles to wet area as required

Quality floor tiles or timber laminate to meals, kitchen, entry and hallway (refer to plan)

Stylish carpet to balance of the home

ELECTRICAL

Double power points to bedrooms

Down lights to living areas

Battern holder light fixtures with shades to remainder of home

Flood light with sensor outside laundry and above front garage door

Led downlight to front porch

2 wall mounted lights to front piers

White wall mounted switches

Hardwired smoke detectors with battery backup

Safety switch to meter box

2 TV antenna points

1 prewired phone point

Wired security alarm with 3 sensors

KITCHEN

Premium 900 mm stainless steel Westinghouse freestanding oven with cook top

Westinghouse 900mm stainless steel slide out or canopy rangehood

Premium laminate bench tops (square edge), cabinets, including overhead cupboards

Designer chrome handles round or square finish

Double bowl stainless steel sink

Modern mixer tap

Fully tiled splashback

3 melamine shelves to pantry

LAUNDRY

45.6 Litre Stainless Steel Trough with cabinet underneath

Chrome set mixer and chrome washing machine stoppers

ENSUITE

Stylish rectangular above counter basin

Gloss or matt look laminate cabinet with square edge laminate bench top

Chrome handles

Semi frameless designer shower screen with clear glass

Round white ceiling exhaust fan above shower

Acrylic or tiled shower base

Modern mixer tap

Mirror to full length of the vanity with aluminum frame

4 star toilet suite

BATHROOM

Stylish rectangular above counter basin

White acrylic bath

Chrome basin set

Chrome handles

Gloss or matt look laminate cabinet with square edge laminate bench top

Semi frameless designer shower screen with clear glass

Mirror to full length of the vanity with aluminum frame

Round white ceiling exhaust fan above shower

Acrylic or tiled shower base (plan specific)

Mirror to full length of the vanity with aluminum frame

WC / POWDER ROOM

Round white ceiling exhaust fan

4 star toilet suite

PAINT WORK

Doors -Two Coat trade gloss

Painted woodwork- 1 undercoat. Two coat gloss

Plaster Ceiling- 2 Coats of Flat acrylic

Plaster walls-2 Coats Washable flat acrylic

ENERGY EFFICIENCY

6 star energy rating

Solar hot water service with gas booster

Insulation bats to external walls and ceiling as per "Six Stars Rating" requirement

LANDSCAPING

Front and back landscaping –combination of pebbles, bark, top soil and plants

Full timber fence around the house where applicable including wing fence

GENERAL

Fixed price contract

Survey and drafting plans

All permits as required by Building Regulation

Engineer designed foundations

All service connections (excluding consumer account opening and fibre optic connection if applicable)

Home owners warranty

12 months maintenance period

House fully cleaned on completion



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