

GOLD - STANDARD INCLUSIONS

- 2.7 mm high ceiling and 2.5 ff in double storey
- Standard facade options from gold range
- Colourbond roof with sarking
- Colourbond metal gutter, fascia and downpipes from gold colour range.
- 90mm mgp10 pine wall frame with stabilized pine roof trusses.
- 10mm plaster board for walls and 10mm for ceiling plaster board.
- Rendered 2x piers.
- Front eaves to single storey and 3 m retrain (if required) by developer.
- 2340 high doors internal doors. for a double storey if the ceiling height is 2590mm then the internal door height on the first floor will be 2040mm
- 5 designer internal door from gold range.
- Steel door stopper.
- Front entry door. 820w ,920. 1020mm w x 2340 mm polish finish . (depends on plan)
- 5 designer front entry door from gold range
- Bedrooms robes with 1 shelf and 1 rail and 1 set of pigeon whole or wir to all bedrooms without door (double storey)
- Mirror sliding robe door or swing designer door in all bedrooms.
- Front and rear external tap for recycle.
- Choice of bricks from gold range with off-white mortar.
- Bricks infills with steel lintel above all external windows and doors.
- Re-constitute 60mm stone benchtop with polish edges through out the house
- Front and rear external tap for fresh water.
- Total 2x bulkheads in the house included kitchen pinewood bulkhead.
- Nbn and eaves to the front including upto 3mtr return if required by developer
- 6 month maintainance period
- 7 year structural warranty
- Racv membership
- Colour-bond roof with sarking for double storey

- Provide 450mm eaves around the house on the first floor (double storey only)
- Plaster bulkhead over all overhead cabinets throughout the house.

FIXED SITE COST

- Site setup
- All (temp fence, toilet, rubbish cage)
- Up to a seven-star rating is done.
- Termite treatment part a and partb where required as per council requirements.
- Building permit, surveyor and occupancy permit requirements
- Community infrastructure levy to be paid by owner if applicable
- Bushfire attack level is not in the base price.
- Assett protection to be done by the owner.
- Restablishment has to be done by client
- Cleaning should be done before site start by client.
- Soil classification upto class p with 990 mm fall and rock as per soil report and waffle slab in price
- Rocks excavation and removal are (subject to area) please clarify with sales before initial deposit

* excluding screw piles, angle of repose, tree root barrier
 * retaining wall
 * any permits require to obtain the retaining wall on site.

KITCHEN

- Kitchen upto 10 metres cabinets including cabinet over fridge
- Laminate gloss, matt and plain finish from gold range
- Soft close cabinetry throught out the house
- Re-constitute 60mm stone benchtop with polish edges
- Waterfall for island bench 1000w x 2700l with 60mm stone
- Tiles splash back (700mm high) with 3 option in colours and sizes 700mmx 1500mm or 600mm x 600mm or 600mmx 300mm.
- 900 mm in build steel gas cooktop, steel vantied canopy, oven and dishwasher 600mm connected to cold water tap included stop gate vale
- Water point for fridge
- Provision for microwave
- 1x under mont double bowl sink with tap from gold range
- Bulkhead over the kitchen overhead
- Bulkhead over the kitchen island bench as per client . please at the sales consultant for options
- Wip with 4 melamine shelf
- Externally vented rangehood
- Waterfall for island bench 1000mm w x 2700mm with 60mm stone
- 1 set of 3 cutlery drawers and 1 set of 2 pot drawers (if required)

ENSUITE

- Tiled shower base to ensuite.
- Shower size upto 1200x900
- Niche 450 x 450
- Re-constitute 60mm stone benchtop with polish edges
- Double vanity upto 1500mm wide with 60mm stone
- Full length mirror polished finish.
- Tiles splashback between mirror and vanity.
- Luxury basin and designer mixer tap for vanity.
- Gold range toilet pan with soft close mechanism.
- Porcelien tiles 600x600 as flooring and in shower area wall upto 2100mm.
- Exhaust fan over shower area.
- Towel rail and toilet holder.
- Semi-frameless pivot shower screen.
- Shower head and designer mixer tap.
- Provide obscure glass to ensuite windows.

COMMON BATHROOM

- Tiled shower base to bath.
- Shower size upto 900x900.
- Niche 450 x 450
- Re-constitute 60mm stone benchtop with polish edges
- Single vanity with mirror with 60mm stone
- Gold range toilet pan with soft close mechanism.
- Tiles splashback between mirror and vanity
- Porcelien tiles 600x600 as flooring and in shower area wall upto 2100mm.
- Exhaust fan over shower area
- Free standing bath tub/ tiled hob bath tub with 1200mm tiles.
- Towel rail and toilet holder.
- Semi-frameless pivot shower screen.
- Shower head and designer mixer tap.
- Provide obscure glass to common bathroom and wc windows.
- Provide 2 bathrooms on the first floor and 1 powder room on the ground floor (double storey only)

LAUNDRY

- 45-35 litre stainless steel trough with cabinet including stone upto 2m with under bench cabinets
- Tiles splashback.
- Hot and coldwater tap for washing machine.
- Linen/broom cupboard with single door. (if required)
- External aluminium sliding door upto 2100hx1450w.

- Re-constitute 60mm stone benchtop with polish edges

GARAGE

- Concrete smooth finish floor.
- Internal access door from the garage.
- Weather proof solid door to the rear of the garage.
- Plaster walls and ceiling with 75mm cove cornice.
- Brickwork above front of garage
- Brick veneer double garage with plaster lined to ceiling and walls
- Sectional panel garage door with remotes.
- Losp for garage skirting.
- Rear lockable single garage door.
- Ceiling batts to garage.

ELECTRICAL

- Downlights as per plan (please clarify with sales team)
- 16 power points including appliances
- Iconic white colour light switches with cover plate (from clipsal)
- 2x flood lights
- 2x external pillar light provision only
- 1x sensor light
- Hard wire smoke detectors as per plan (battery backup)
- 2x data points
- 3x pendants point any where in the house.
- Intercom with screen.
- For single storey - up to 26 sq - 30 led downlights, from 27 to 33sq - 40 leds
- For double storey - 30 sq to 39 sq - 39 led downlights, from 40sq to 60sq - 50 led downlights
- (note: all fancy lights, pendant lights, pier lights, fan point will be supply and installed by client. vicbourne will only provide provision if added in the quote)

HEATING AND COOLING AND HOT WATER

- 26l instantaneous hot water x 1 with external gpo for single storey and double hot water system for the double storey
- Heat pump included for single-storey. heat pump and 26l/minute instantaneous hot water system included for double storey.
- For single storey - daikin refrigerated reverse-cycle cooling system with 7 vents (up to 23sq - 12kw, from 24 to 28sq 14kw, from 29 to 33 sq 16 kw) with 4 zones. any upgrade in the cooling will be a separate variation.
- For double storey - daikin refrigerated reverse-cycle cooling system with 12 vents, (up to 39sq 16kw without 3-phase connection, from 40 to 44sq 18kw with 3-phase connection, from 45 to 48 sq 20kw with 3-phase connection, from 49 to 55 sq 25kw with 3-phase connection) with 5 zones. any upgrade in the cooling will be a separate variation.

ENERGY AND INSULATION

- Insulation to ceiling and wall upto 7 star energy rating.
- Weather seals to all external doors and aluminium windows.
- Insulation over garage.

WINDOWS, SLIDING DOORS & INTERNAL DOORS

- All windows and sliding doors are lockable with keys
- All aluminium windows and sliding doors will be powdered coated.
- Aluminium sliding door in alfresco or back and for laundry (whatevr suits) as per plan.
- Window & door sizes as per plan.
- Privacy lock to all bedroom and bathrooms.
- Gainsborough tri-lock to entry door.
- Front entry door 2340x1020 with stain finish (wood colour finish) or paint finish
- Front door size will be 2340mm x 1020mm stain finish

PLASTER

- 10 mm plaster board to walls and ceiling.
- 75mm cove cornice throught the house.
- Wt plaster board to wet areas.
- Plaster bulkhead in entry or family area.
- Skirting board mdf 92mmx18mm modern design.
- Architraves mdf 67mmx18mm with modern design

PAINT

- 3 coat paint system for wall.
- 3 coat paint system for ceiling.
- Choose from dulux/haymes.
- Gloss finish on arch and skirts.
- Gloss finsih to internal doors.
- Front entry door stain or paint finish.

FLOORING

- Laminated floor boards for the whole house area or a range of carpet for bedrooms from builder range.
- Porcelin tiles size 600x600 in wet areas and 2100mm height in shower area
- Concrete slab in porch and alfresco.

STAIR (DOUBLE STOREY ONLY)

- Provide closed hardwood stairs with stainless steel balustrading, with closed riser and side stringers.

7 STAR RATING AS PER NCC 2022 REQUIREMENTS

- Double-glazed windows included
- Heat pump included
- 1 minimum hobless shower included
- Provide a step down in the garage

- Provide designer doors
- Provide bathroom, wc and powder room

PROMOTIONAL INCLUSIONS (GOLD HIGHLIGHTS) WORTH \$25,999

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- Steel door stopper.
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- 5 designer front entry door from gold range
- Bedrooms robes with 1 shelf and 1 rail and 1 set of pigeon whole or wir to all bedrooms without door (double storey)
- Mirror sliding robe door or swing designer door in all bedrooms.
- Bricks infills with steel lintel above all external windows and doors.
- Total 2x bulkheads in the house included kitchen pinewood bulkhead.
- Racv membership
- Colour-bond roof with sarking for double storey
- Plaster bulkhead over all overhead cabinets throughout the house.
- Kitchen upto 10 metres cabinets including cabinet over fridge
- Laminate gloss, matt and plain finish from gold range
- Soft close cabinetry through out the house
- Waterfall for island bench 1000w x 2700l with 60mm stone
- Evaporative cooling
- Insulation over garage.
- Privacy lock to all bedroom and bathrooms.
- Front entry door 2340x1020 with stain finish (wood colour finish) or paint finish
- 3 coat paint system for wall
- 3 coat paint system for ceiling
- 12mm laminated floor boards
- 45-35 litre stainless steel trough with cabinet including stone upto 2m with under bench cabinets
- Porcelain tiles size 600x600 in wet areas and 2100mm height in shower area
- Concrete smooth finish floor.
- Brickwork above front of garage
- Brick veneer double garage with plaster lined to ceiling and walls
- Ceiling batts to garage.
- Downlights as per plan (please clarify with sales team)
- Iconic white colour light switches with cover plate (from clipsal)
- Kitchen flute

- 2x external pillar light provision only
- 3x pendants point any where in the house.
- Intercom with screen.
- Free standing bath tub/ tiled hob bath tub with 1200mm tiles.
- Provide 3 bathrooms in the house (double storey only).
- Tiles splash back (700mm high) with 3 option in colours and sizes 700mmx 1500mm or 600mm x 600mm or 600mmx 300mm.
- 900 mm in build steel gas cooktop, steel vantied canopy, oven and dishwasher 600mm connected to cold water tap included stop gate vale
- Water point for fridge
- Niche 450 x 450
- Double vanity upto1500mm wide with 60mm stone
- Full length mirror polished finish.
- Provide obscure glass to ensuite windows.
- Single vanity with mirror with 60mm stone
- 1x under mont double bowl sink with tap from gold range
- Bulkhead over the kitchen island bench as per client . please at the sales consultant for options
- Kitchen flute
- Gold range toilet pan with soft close mechanism.
- Porcelien tiles 600x600 as flooring and in shower area wall upto 2100mm.

Company Address VICBOURNE HOMES, 13/20 PROSPERITY ST, TRUGANINA, Victoria, 3029