

# V-Premium Standard Inclusions Specifications

## Preliminaries

- Soil Test, Contour Survey, Wind Rating, Basic Bushfire Assessment.
- Property Services Information.
- Contracts & Specifications.
- Full Working Drawings and Engineers Slab Design.
- Home Owners Warranty Insurance Certificate.
- Construction Risk Insurance.
- 6-Star Energy Rating to Vartel Homes Standard Specification & Orientation.
- Colour Selection with our Experienced Colour Consultant.
- Building Permit (conditions apply).

## Connection of services

- Based on a 650m<sup>2</sup> block and 6 metre set back.
- Water tapping to front of the block to a buried service.
- Wastewater connected to LPOD and 1500mm deep tie.
- Stormwater to the LPOD.
- Natural gas.
- Single phase underground power.
- Telephone conduit & draw rope up to the electricity pit only.

**Note:** Connections do not include consumer account opening fees.

## Earth Works and Foundations

- Site cut & fill up to 400mm overall (site fall across building platform).
- Engineered designed concrete waffle pod slab to standard class "M" specification.
- Termite protection -armoured shields to all slab penetrations (Part A).
- Termite chemical spray to building perimeter (Part B).

**Note:** Site costs are individually assessed for each site.

## Structural

- Wall frame - MGP10 stabilised pine frame.
- Lintels – seasoned timber.
- LVL lintels & beams.
- Engineered designed roof trusses.
- Galvanised Lintels to Windows, Doors and Sliding Doors.
- 2550mm ceiling height throughout Single Storey & Ground Floor of Double Storey Homes.
- 2400mm ceiling height throughout to First Floor on all Double Storey Homes.

## V-Premium Standard Façade

- Lightweight Porch piers with Render finish.
- Eaves to front with 2000mm return to both sides only.
- Aluminium Armadale Awning Windows to front Façade elevation – façade specific.
- Cantilever Porch Roof Trusses with Merbau timber slats infill.

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## **Windows & Doors**

- Aluminium sliding windows with lockable sashes to side and rear elevations.
- Aluminium sliding windows with obscured glass and lockable sashes to Ensuite, Bathroom and WC.
- Aluminium clear glass sliding door to Meals/Family and Laundry (design specific) with Deadlocks.
- Garage- Panel Lift Door with remote control.
- Garage Rear Exit- Aluminium doorframe with Hume Duracote flush panel door with Lockwood symmetry lever set lock.
- Front Entry Door – Hume Pivot Door System Savoy-XS26 2040x1200x40mm clear glazed with Lockwood Vision Mechanical Entry Lockset.

## **External**

- BlueScope custom orb Colorbond roofing (excludes sarking).
- Colourbond downpipes, quad slotted gutter & fascia.
- Bricks – Austral Bricks (12 to choose from).
- Brick infill - All Windows, Sliding Doors up to 2700mm wide, front Entry and Garage rear exit door only.
- Mortar colour - Standard lemon/white sand and Grey cement.
- Porch - Ceiling -10mm plasterboard with timber trim, 100mm reinforced concrete paving (64mm step-down) and LVL beams AC lined with painted fibre cement for weather protection.
- Alfresco - Alfresco area under roofline - design specific, ceiling -10mm plasterboard with timber trim, 100mm reinforced concrete paving (64mm stepdown), 115x115 cypress pine timber posts and LVL beams - AC lined painted for weather protection.
- Garage - Concrete floor (64mm stepdown), 10mm plaster lined ceiling & walls (double brick front wall only), painted AC infill panel above Garage panel door, sectional overhead Garage Door with Remote Control, tempered hardboard door to Garage rear exit.

## **Insulation**

- Sisalation Foil to External Walls.
- R2.0 CSR Gold Batts to External Walls & Garage internal walls.
- R3.5 CSR Gold Batts to Internal Ceiling (excludes Garage).

## **Plaster**

- 10mm Plasterboard throughout, ceiling fixed onto metal battens (Porch & Alfresco fixed on timber battens) at 450mm centres.
- 10mm Waterproof plasterboard to Ensuite & Bathroom and to other wet areas as per requirements.
- 75mm cove cornice throughout.

### **Internal Fittings & Fixtures**

- 2040mm high internal flush panel hinged doors.
- 2040mm high flush panel hinged doors to Wardrobes, Linen and Broom cupboards.
- 18mm primed MDF doorjamb.
- Architraves and Skirting MDF 67mm x 18mm single bevel.
- Lockwood Velocity Series Lever Door Handles.
- Lockwood Velocity Series Privacy Set to Bathroom, WC and Powder room (design specific).
- Chrome D Handles to Wardrobe, Linen and Broom cupboard Hinged Doors.
- Chrome flush pull handles to Sliding Doors (if applicable).
- White air cushion door stops.
- Walk in Pantry & Linen – four (4) shelves - white melamine.
- Broom cupboard – one (1) shelf -white melamine.

### **Electrical**

- As per standard electrical drawings including, RCD safety switch.
- Hardwired interconnected smoke detectors with battery backup.
- Double power points throughout (as per standard electrical drawing).
- Two (2) TV points.
- One (1) Telephone point.
- LED downlights throughout (excludes Garage).
- Neo 48W Daylight LED Batten to Garage.
- External light point outside Laundry.
- Sealed exhaust fans to Ensuite, Bathroom, WC and Powder Room where applicable.

### **Robes**

- Wardrobes – one (1) shelf white melamine.
- Walk in Robes - Colour Particle Board Nuance Finish four (4) Colours (Classic Oak, Lustrous Elm, Burnished Wood & Elegant Oak).
- Wardrobes & Walk in Robes – one (1) x four (4) drawer tower with metal side runners & open adjustable shelves.
- Bed 1 - Walk in Robe - single chrome hanging rail & one (1) double chrome hanging rail - design specific.
- Bedrooms 2,3 & 4 - single chrome hanging rail.
- All shelving & drawer towers are Manufactured with 16mm high moisture resistant white melamine board with 1mm PVC edging.

### Cabinetry – Kitchen

- Quantum Quartz Standard Range 40mm polished edge reconstituted stone benchtop (Selection of 11 colours).
- All cabinet internals are manufactured with 16mm high moisture resistant white melamine board with 1mm PVC edging.
- Overhead cabinets with MDF bulk head to ceiling.
- Decorative colour board - large range of colours to choose from for doors & panels.
- Soft closing hinges to doors, one (1) bank of four (4) cutlery drawers, four (4) pot drawers with soft closing runners and large selection of designer handles to choose.

### Cabinetry –Ensuite, Bathroom, Powder

- Quantum Quartz Standard Range 20mm polished edge reconstituted stone benchtop (Selection of 11 colours).
- Fully lined white melamine internal vanity cabinets, decorative colour board large range of colours to choose from for doors & panels.
- Soft closing mechanism to hinged doors (excluding corner cupboards).
- All cabinet internals are manufactured with 16mm high moisture resistant white melamine board with 1mm PVC edging.

### Cabinetry –Laundry

- 32mm laminated benchtop.
- Fully lined white melamine internals, trough cabinet up to 1300mm wide with one (1) hamper draw.
- Soft closing mechanism to hinged doors – design specific.
- All cabinet internals are manufactured with 16mm high moisture resistant white melamine board with 1mm PVC edging.

### Appliances

- **Technika** (2039878)(model number TU950TME8) 900mm Stainless Steel Dual Fuel Upright Cooker.
- **Technika** (2053534)(model number TUR905) 900mm Stainless Steel Concealed Undermount Rangehood.
- **Technika** (2046283)(model number TDX6SS-5) 600mm stainless steel Freestanding Under Bench Dishwasher.

## **Plumbing & Bathroom Accessories**

- Posh Solus (9508646/9508645) MK3 1 3/4 Bowl Inset Sink, 1 TH, RHB/LHB SS to Kitchen.
- POSH Solus (9502640) MK2 Gooseneck Sink Mixer Tap Chrome (4 Star) to Kitchen.
- Kado Lux (9507797) Semi Inset Basin 1 TH White or POSH Solus (9502322) Vanity Basin 525 x 450mm 1 TH White - vitreous china basins.
- Mizu Drift (2263197) Universal DN40 Pop Up Plug & Waste Chrome to basins.
- Bath (248930) Pop Down Plug & Waste 40mm Chrome to bath.
- Posh Solus (9502635) MK2 Basin Mixer Tap Chrome Plated (4 Star).
- Posh Solus (9502637) MK2 Shower/Bath Mixer Tap Chrome wall mixer.
- Posh Solus (2213355) MK3 Rail Shower 3 Functions Chrome (4 Star).
- Posh Domain (9508058/9508057) 1525/1690mm x 800mm x 500mm deep Insert Bath White set in tiled podium – (Bath size Subject to design specific).
- Phoenix Gen X (274366) Bath Outlet Straight 200mm Chrome
- Posh Solus (9502976) Rnd CCBTW Bk/In TS S&P Trap with Quick Release Soft Close Seat White (4 Star)
- Posh Solus (9506585) MK2 Double Towel Rail 750mm CP.
- Posh Solus (9506580) MK2 Toilet Roll Holder Chrome.
- Laundry- POSH Solus (2000365) Flat Rim Trough 45 Litres 1 TH+Byp SS and Posh Solus (9505824) MK2 Standard Sink Mixer Tap Chrome (4 Star).
- Rinnai Single Solar Panel Hot Water System & Storage Tank 175 litre Connected via continuous flow gas booster S26N (26 litres per minute).

**Note:** Additional solar panel may be required at the client's expense subject to orientation of dwelling. Panel and storage tank are positioned at the Builder's discretion.

- External garden taps 1 at Water meter and 1 near the Laundry.

## **Heating**

- Gas ducted heating with slimline digital thermostat (number of outlets varies with design).

## **Painting**

- Solver Ultra-Premium Acrylic Sealer/Undercoat one (1) coat to Internal Walls.
- Solver Ultra-Premium Low Sheen two (2) coats to Internal Walls.
- Solver Maxi Ultra-Premium Ceiling White Flat two (2) coats.
- Solver Ultra-Premium Semi-Gloss two (2) coats to Woodwork.
- Solver Ultra-Premium Dura-guard Matte to Externals.

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### **Floor & Wall Ceramic Tiles**

- Choice of ceramic floor tiles to Ensuite, Bathroom, Laundry & WC/Powder Room.
- Tiled skirting to Ensuite, Bathroom, Laundry, WC/Powder Room where applicable.
- Large range of wall tiles to Bathroom, Ensuite, Laundry & Kitchen Splashback.
- Up to 1000x1000mm tiled shower bases - design specific.
- 400x400 Tiled Soap Niche to Shower Recess.

### **Laminate Flooring & Carpet**

- Category Two (2) Laminate floating floor to Kitchen, Walk in Pantry & Meals.
- Category Two (2) Elegance range carpet to all Non-Tiled/Laminate Flooring areas.

### **Shower Screens & Mirrors**

- Frameless Polished edge mirrors - full width of vanity.
- Stegbar 6mm Frameless shower screen with pivot door & clear safety glass up to 2000mm high.

### **Stairs**

- Wall mount Timber Hand Rail.
- Balustrades - Design specific.
- Closed tread carpeted staircase.

### **Concrete Driveway**

- Up to 40m<sup>2</sup> of 100mm reinforced plain concrete paving to Driveway and Footpath to front Entry.