

Our Inclusions.



We pride ourselves on offering you certainty on a fixed price that includes everything you need in your new home.

Before you make a final choice on your new home, check that all the following essential features are included in other builders' prices, or are they extra cost options that you get informed about during construction?

Essentials	EXPRESS	DESIGNER
+ Owned and operated by a local builder and directors	✓	✓
+ Backed by the support of an International network and brand with over 35 years experience	✓	✓
+ Fixed price building contract, with no surprises	✓	✓
+ Local government building application, water corporation and building permit fees	✓	✓
+ Engineer designed footings and slab allowance in accordance with 'M' type slab	✓	✓
+ Certified house plans	✓	✓
+ Construction and Liability Insurance	✓	✓
+ Builder Indemnity Insurance	✓	✓
+ 6 year Structural Warranty	✓	✓

BASIX	EXPRESS	DESIGNER
+ Standard BASIX requirements	✓	✓
+ Taps and WC's -4 Star Rated	✓	✓
+ Slimline Rainwater Tank - 3000 Ltr	✓	✓
+ Insulation to external walls R2.0 and ceiling R4.1 (excludes garage)	✓	✓
+ Rheem Metro Max 26 litre continuous flow gas hot water system - 6-Star Rated	✓	✓

Design	EXPRESS	DESIGNER
+ Fully flexible to alter any standard design or build custom designs	✓	✓
+ Complimentary site consultation with our New Home Consultant and the Builder	✓	✓
+ Complimentary colour selection consultation	✓	✓
+ Architecturally styled exteriors	✓	✓
+ Detailed Building Specifications	✓	✓
+ Large range of quality, optional upgrades and alternative products	✓	✓

Construction	EXPRESS	DESIGNER
+ Dedicated Construction Supervisor and Manager	✓	✓
+ Soil Test and Contour Survey	✓	✓
+ 10 LM run length for Underground Power Connection	✓	✓
+ Up to 10 LM Water Connection	✓	✓
+ Up to 10 LM Sewer Connection	✓	✓

+ Up to 20 LM Natural Gas Connection	✓	✓
+ Telstra Lead In Cable	✓	✓
+ W33/N2 wind loading design	✓	✓
+ Scaffolding and roof safety rail (if applicable)	✓	✓
+ 3 Months Maintenance period after completion	✓	✓
+ Builders internal house clean – all external construction debris removed	✓	✓
+ Termite treatment and certificate	✓	✓

Exterior	EXPRESS	DESIGNER
+ Colorbond roofing. Includes heavy duty sarking under Colorbond roof (standard Colorbond colours)	✓	✓
+ Colorbond metal fascia, hi-front quad gutter and 450mm eaves	✓	✓
+ 90mm PVC downpipes - painted	✓	✓
+ Sarking to all external walls and bricked above windows	✓	✓
+ PGH Bricks from G.J. Gardner Homes Range with off white OR grey mortar, curved or flush finish joints	Express Brick Range	Designer Brick Range
+ Cladding (if applicable) from James Hardie - Hardieplank	✓	✓
+ 90mm x 35mm @ 450mm centres standard pine wall framing and ceiling battens at 450mm centres - exceeding industry and building code standards	✓	✓
+ Powder coated aluminum sliding windows and doors with keyed locks and flyscreen's (standard Colorbond colours)	✓	✓
+ External garden taps (1 x mains and 1 x water tank)	✓	✓
+ B&D Panelift garage door with auto lift and 2 remotes (standard Colorbond colours)	✓	✓
+ Colorbond roofing. Includes heavy duty sarking under Colorbond roof (standard Colorbond colours)	✓	✓
+ Colorbond metal fascia, hi-front quad gutter and 450mm eaves	✓	✓
+ 90mm PVC downpipes - painted	✓	✓
+ Sarking to all external walls and bricked above windows	✓	✓
+ PGH Bricks from G.J. Gardner Homes Range with off white OR grey mortar, curved or flush finish joints	Express Brick Range	Designer Brick Range
+ Cladding (if applicable) from James Hardie - Hardieplank	✓	✓
+ 90mm x 35mm @ 450mm centres standard pine wall framing and ceiling battens at 450mm centres - exceeding industry and building code standards	✓	✓
+ Powder coated aluminum sliding windows and doors with keyed locks and flyscreen's (standard Colorbond colours)	✓	✓
+ External garden taps (1 x mains and 1 x water tank)	✓	✓

Corinthian Doors	EXPRESS	DESIGNER
+ 820mm Entrance Door	Painted Urban Range	Stain Grade Clear Glass Panel Madison Range
+ 820mm External Paint Grade Garage Door (if applicable)	Solid Core Flush Panel	Solid Core Flush Panel
+ 2040mm Internal Paint Grade	Flush Panel	Impressions or Motive Range
+ Cushioned Chrome Door Stops (all hinged doors)	✓	✓
+ Raven Weathershield (all external doors)	✓	✓

Lockwood Door Furniture	EXPRESS	DESIGNER
+ Entry Set	Symmetry	Nexion
+ Symmetry Entry Set to Garage (if applicable)	✓	✓
+ Internal Door Furniture Velocity Range	✓	✓
+ Privacy Locks to Wet Areas	✓	✓

Interior	EXPRESS	DESIGNER
+ Ceiling heights throughout	2400mm	2550mm
+ 75mm plaster cove cornice throughout	✓	✓
+ Premium undercoat, ceiling and matte sheen washable wall paint (1 colour selection)	Taubmans Pure Performance 3-coats	Taubmans Endure 3-coats
+ Premium Painted Doors, Architraves and Skirting in Semi Gloss Finish (1 colour selection)	Taubmans Acrylic 3-coats	Taubmans Acrylic 3-coats
+ 67mm x 18mm MDF architraves and 92mm x 18mm MDF skirtings - half splay, bullnose, single bevel and pencil round profile selections	✓	✓
+ Floor coverings to living areas and hallways from G.J. Gardner Homes Range	Express Tiles or Laminate Range	Designer Tiles or Laminate Range
+ Floor coverings to bedrooms from G.J. Gardner Homes Range	Express Carpet Range	Designer Carpet Range

Kitchen	EXPRESS	DESIGNER
+ Benchtops	Laminate Natural or Velour finish	Quantum Quartz 20mm from standard range
+ Natural or Velour finish fully laminated kitchen cupboards, drawers, overhead cupboards and kickboards	✓	✓
+ 1 set of standard set cutlery drawers (4 drawers)	✓	✓
+ Pot Drawers (3 drawers)	✗	2 Sets
+ Lincoln Sentry door/drawer handles from selected range	✓	✓
+ Microwave Provision - as per plan	✓	✓
+ Fridge 1060mm provision with cupboards above	✓	✓

+ Built in pantry with 4 melamine shelves - as per plan	✓	✓
+ Dishwasher provision, including cold water connection and power point	✓	✓
+ Splashback Tiles 650mm high	Express Tile Range	Designer Tile Range
+ Cooking Appliances	Smeg 600mm Electric Wall Oven & Gas Cooktop	Smeg 900mm gas/ electric freestanding cooker
+ Rangehood	Smeg 600mm Retractable Rangehood	Smeg 900mm Canopy Rangehood
+ Smeg 600mm Undermount Dishwasher	✓	✓
+ Sink	Posh Solus MK3 Double Bowl with drainer	AFA Double Bowl with drainer
+ Sink Mixer	Posh Solus MKII Gooseneck	Teknobili Flag Pull Out

Bathroom, Ensuite & WC	EXPRESS	DESIGNER
+ Natural or Velour finish fully laminated benchtop, cupboards, drawers and kickboards	✓	✓
+ Mirrors polished edge - 900mm high by full width of vanity	✓	✓
+ Lincoln Sentry door/drawer handles from selected range	✓	✓
+ Basin	Posh Solus Inset	AS Cygnet Semi Inset
+ Tapware/Mixers Basin and Bath	Posh Solus Tapware	Mizu Bliss Mixers
+ Posh Domaine Inset Bath	Hob Mounted 1525 x 800 x 500mm	Hob Mounted 1690 x 800 x 500mm
+ Shower	Posh Solus MK3 Hi Rise Shower Head	Nickles Pure Wall Shower & Arm or Mizu Drift Shower & Arm Ceiling Mounted
+ Shower Screen with clear glass pivot door	Framed	Semi Frameless
+ Towel Rail	Mizu Drift 700mm Double	Mizu Soothe 750mm Double
+ Shower Shelf	Mizu Drift Metal Shelf with soap dish	Tiled Niche 450H x 450W
+ Towel Ring (In Powder room if applicable)	Mizu Drift	Mizu Soothe
+ Wall Tiling to Bathroom and Ensuite - bath hob and 600mm above bath, 2000mm high in Showers, Splashback 1 Row to vanity	Express Tile Range	Designer Tile Range
+ Tiling to Floor and 1 Row to Skirting	Express Tile Range	Designer Tile Range
+ Tiled Shower Base	Express Tile Range	Designer Tile Range
+ Toilet Suite	A/S Studio Close Coupled Back To wall	Kado Lux Close Coupled Back To Wall
+ Toilet Roll Holder	Mizu Drift	Mizu Soothe
+ Chrome Floor Wastes	✓	✓

Laundry	EXPRESS	DESIGNER
+ Cabinetry	White Metal Cabinet	Fully Laminated benchtop, cupboards and kickboards
+ 45L Stainless Steel Tub	✓	✓
+ Sink Mixer	Posh Solus MKII Standard	Posh Solus MKII Gooseneck
+ 400mm tiled Splashback to Laundry Tub	Express Tile Range	Designer Tile Range
+ Tiling to floor - 1 row to skirting	Express Tile Range	Designer Tile Range
+ Clear glass sliding door as per plan	✓	✓

Robes & Linen	EXPRESS	DESIGNER
+ Aluminum Framed Sliding Robes to Bedroom	Vinyl Inserts	Mirror Inserts
+ Robes Shelving	1 x 450mm melamine shelf and one hanging rail	1 x 450mm melamine shelf, hanging rail & 1 x set (3) shirt shelves
+ Aluminum Framed Sliding Robes to Linen	Vinyl Inserts	Vinyl Inserts
+ Linen Shelving	4 x 450mm deep melamine shelves	4 x 450mm deep melamine shelves
+ Walk in Robes	1 x 450mm melamine shelf & hanging rail	1 x 450mm melamine shelf, hanging rail & 2 x sets (3) shirt shelves

Electrical	EXPRESS	DESIGNER
+ Earth leakage circuit breakers	✓	✓
+ TV points	1	2
+ 1 Telephone point	✓	✓
+ Internal Double power points per Electrical Plan	✓	✓
+ 8 single internal power points allocated for appliances	✓	✓
+ 1 external power point to Alfresco - double waterproof	✓	✓
+ 1 external power point to Rainwater Tank - single waterproof	✓	✓
+ 2 external mounted light points (light fitting not included)	✓	✓
+ 2 Fluorescent Lights to Garage	✓	✓
+ 2 hardwired smoked detectors - interconnected to mains power	✓	✓
+ External and Internal Light Switches per Electrical Plan	✓	✓
+ Internal Lights (allowed is depending on electrical plan)	Batten Holders	LED Downlights
+ Bathroom and Ensuite Light/ Fan/Heat Tastic	2 Lamp Heat	4 Lamp Heat

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