



RIGHT HOMES

ELITE INCLUSIONS

PROCESS FOR BUILDING

1

EXPRESSION OF INTEREST

Survey and Foot Printing
Building certificate provided
Soil removal up to 4 trucks
Interim Occupancy Certificate
Site-cost included* up to 1 meter fall

COMPLETION OF DRAWING AND FLOOR PLAN

Survey and Foot Printing
Building certificate provided
Soil removal up to 4 trucks
Interim Occupancy Certificate
Site-cost included* up to 1 meter fall

2

3

TENDER PRESENTATION

Survey and Foot Printing
Building certificate provided
Soil removal up to 4 trucks
Interim Occupancy Certificate
Site-cost included* up to 1 meter fall

4

HIA CONTRACT SIGN

Survey and Foot Printing
Building certificate provided
Soil removal up to 4 trucks
Interim Occupancy Certificate
Site-cost included* up to 1 meter fall

5

CONSTRUCTION COMMENCE

Finally we start the construction process and keep you updated along the way.

Elite Inclusions

■ WHAT WE DO

- Survey and foot printing
- Building certificate provided
- Soil removal up to 4 trucks
- Interim Occupancy Certificate(OC)
- Site-cost included* up to 1 meter fall

■ STRUCTURE & FRAMING

- Architectural plan
- 90mm H2 termite treated pine timber frames
- 2500mm ground floor ceiling height
- 2500mm first floor ceiling height
- Engineered concrete waffle slab certified up to M or H1 class *

■ BRICKS, WALLS & ROOFING

Bricks & Wall

- Austral bricks or PGH bricks from Builders' range
- Sarking provided

Plaster Lining & Cornice

- Up to 13mm to ceiling and walls
- Tiles included in wet-area
- Three step, round stool or square cornice

Roofing & Insulation

- Insulation as per BASIX requirements
- Boral concrete or color bond roof tiles (Slimline, Contour or Macquarie)*

Architrave & Skirting

- Up to 67mm half splay architraves and splay skirting

■ PAINTING & FINISHING

- Three coats high quality painting
- Dulux or Taubman internal wall color throughout the house
- Dulux or Taubman two painted feature walls provided*

■ FLOORING

Ground Floor

- Provide 600 by 600mm porcelain tiles to the ground floor or laminated timber flooring
- Non-slippery 60 by 60mm tiles in porch, alfresco and bathroom

First Floor

- Laminated timber flooring or carpet throughout the first floor

■ DRIVEWAY & LANDSCAPING

Driveway & Concreting

- Colored concrete driveway

Landscaping

- Designer letter box
- Modern foldable clothesline

Garage

- Steel garage doors
- Three remotes
- One double power point to ceiling space

Elite Inclusions

■ BATHROOM, TOILET & LAUNDRY

Appliances

- 20mm benchtop included
- Under bench cupboards
- Tiled splash back above the sink, same as in wet areas
- Exhaust fan included
- Undermount single bowl stainless steel sink

Ensuite

- Frameless mirrors
- Niches to bathroom
- Semi frameless shower screen
- Floor to ceiling height tiling in bathroom
- Bath towel rail, toilet paper holder and mixer
- Standard sized mirror on top of vanity

Main Bathroom

- Frameless mirrors
- Niches to bathroom
- Semi frameless shower screen
- Floor to ceiling height tiling in bathroom
- Bath towel rail, toilet paper holder and mixer
- Single free standing or wall attached bathtub

Sink & Vanity

- Polyurethane or Melamine cupboards
- 20mm Stone benchtop in vanity

Laundry

- Stainless steel laundry top with PVC cabinet and sink mixture
- Tiles splash back above the sink
- Single bowl stainless Steel sink

■ KITCHEN, DINING & LIVING

Appliances

- Westinghouse or similar brand
- 900mm Cooktop
- 900mm Oven
- 600mm Slide out vent pipe rangehood
- Dishwasher (Westinghouse or similar brand)
- Water connection for fridge and smoke exhausts out in the kitchen
- 20mm Stone benchtop in kitchen

Benchtop

- 20mm Stone benchtop including waterfall
- Single or Double bowl under mount stainless steel sink
- 20mm Stone kitchen benchtop in Kitchen

Cabinetry

- 4 Drawer cupboard or 2 sets of each 2 drawer for under bench cupboards
- Polyurethane or Melamine cupboards
- Walk in pantry with open shelving
- Pantry door (normal or sliding as per plan) to be same as internal doors

Living & Dining

- Bulkhead over living area (As an Upgrade)
- Designer lights (As an Upgrade)

Elite Inclusions

■ ELECTRICAL & SECURITY SYSTEMS

- **Switch & Lights**
- 20 Downlights including the garage schedule as per owner's schedule, inside the house only
- 10 Batten holders
- Power points inclusive and double power points in each bedroom
- Internal Downlights to all areas including garage as per owner's discrete
- Single weather proof power point at alfresco
- Telephone points, TV points & data cable points
- TV antenna as an upgrade
- 2 Sensor lights in outside
- Combination of lights (light, heat, exhaust) in bathrooms
- 2 Fan points and 3 pendant light points (Clients to provide fan and lights)

Security and Alarm System

- Smoke detectors as per standard
- Intercom System

Air Conditioning

- Ducted air conditioning (Actron/Daikin)
- Two zones with two controllers

■ BEDROOM & WARDROBES

- Standard mirrored sliding wardrobes to each bedroom
- Single set of three shelves and single set of three drawers and hanging rail
- Linen cupboard with four shelves and doors

■ DOORS & WINDOWS

Doors

- Main entry door up to 2060mm x 920mm
- Sunburst hinged with obscure glass
- Internal doors up to 2040mm x 820mm
- Laundry door up to 2040mm x 820mm
- Chrome handles in square or round design

Windows

- Aluminum power coated domestic section windows
- Flyscreen to all opening windows included

■ STAIRCASE (FOR DOUBLE STOREY ONLY)

- Painted timber staircase with stainless steel balusters
- MDF treads and risers with carpet finish



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