



URBANISED
HOMES

Standard inclusions



EXTERNAL FEATURES

Base

Engineered designed H2 concrete waffle slab
SL82 fabric mesh, N16 bars & 3-N16 trench mesh
300mm max fall across the block and max 300mm fill.

Service Connections

Connection to water, storm water, sewer and gas services
of land up to 650m² with 5m setback. Excludes electricity
and telephone connection costs and all account opening
fees.

Brickwork

Clay bricks, selected from builders range.

Mortar Joints

Natural colour rolled joints.

Roof Tiles

Concrete roof tiles, selected from builders range.

Roof Plumbing

Colorbond metal fascia and gutter with 100 x 50mm
rectangular downpipes.

Front Entry Door

820 x 2040mm door selected from builders range.

External Hinged Doors

Weatherproof flush panel 820 x 2040mm door selected from builders range.

Sliding Doors

Aluminium sliding, powder coat finish with dead lock.

External Door Furniture

Deadlock combo to front entry door, selected from builders range. Standard entrance lock to all other external doors, selected from builders range.

Door Frame -Entry

Timber entry door frame with low sheen paint finish.

Door Frame -Garage

Steel Door frame.

Windows

Powder coated aluminium awning windows to front façade (Builders Range). Powder coated aluminium sliding to sides and rear (Builders Range). Obscure glazing to bathroom, ensuite and WC windows, all other windows with clear glazing. Window locks on all operable windows.

Infills Over Windows

Brickwork infills over windows.

Solar Hot Water

Solar hot water service with continuous flow gas -boosted assistance Inc. one solar panel collector) (Builders Range).

Insulation

R1.5 batts and sisalation foil to all external walls and R3.5 batts to ceilings. Excludes garage and alfresco ceilings.

Garden Taps

one at front and one or two at rear (plan specific).

GARAGE

Front Garage Door

Sectional panel lift door with remote control.

Rear Opening Access

(where applicable) Colorbond 'Residential Roll-Up' door.

CARPENTRY

Walls

MGP10 Pine wall frames.

Roof

Engineered designed trusses.

CONCRETE

Front of House

Concrete to cover driveway and path to front door (up to 35sqm).

INTERNAL FEATURES

Ceiling Height

2700mm (9 foot) throughout.

Internal Doors

Plain hinged internal doors, including door stops.

Internal Door Furniture

Builders range lever set with privacy locks on Bedroom 1, bathroom and WC.

Robes

Mirror sliding robe doors to bedrooms, white sliding doors to linen.

Mouldings

Skirtings

67mm x 12mm bevel edge.

Architraves

67mm x 12mm bevel edge.

Cornices

75mm throughout.

Plaster

Plaster sheets 10mm thick for walls and ceilings.

Heating

Gas deducted heating unit installed in roof, with electronic control (number of outlets dependant on design).



Cooling

Evaporative Cooling unit installed on roof with electronic control. Outlets to living areas and bedrooms.

ELECTRICAL

Power Points

Double power points throughout as per standard electrical plan.

Internal Light Points

LED down lights to entry/rear hallway, lounge/theatre/study, kitchen, meals and living/rumpus areas, as per standard electrical plan. Batten to remaining rooms.

External Light Points

Fixed batten holder to all external doors and alfresco.

Switch Plates

Standard flat panel (white).

Smoke Detectors

As per plan, wired direct.

Exhaust Fans

Above Showers.

Safety Switch

RCD safety switch and circuit breakers to metre box.

TV Points

Two TV points.

Telephone Point

Two pre-wired telephone points.

Metre Box

Metal metre box, includes switchboard.

NBN

NBN provisions, with conduit supplied with draw string.

PAINTWORK - EXTERNAL

Front Door

Low sheen acrylic.

Other Hinged Doors

Low sheen acrylic.

Porch Ceilings / Eaves

Low sheen acrylic (white or ceiling colour).

PAINTWORK - INTERNAL

Woodwork and Doors

Semi-gloss paint to doors, skirting and architraves.

Ceilings / Cornices

Flat acrylic paint to ceilings and cornices.

Walls

3 coat paint system to all internal walls.

KITCHEN

Sink

Double bowl stainless sink with side drainer.

Tap

Chrome flick mixer.

Oven

Stainless steel under bench 600mm oven fan forced.

Hot Plate

Stainless steel hot plate with 5 burners 600mm.

Rangehood

Stainless steel 600mm slide-out rangehood.

Dishwasher Provision

Opening for future dishwasher with single power point.

BATHROOM/ENSUITE

Basins

Counter tops square basin (white) from builders range.

Bath

1500mm or 1700mm bath (white) in bathroom from builder range.



Shower Base

White polymarble, 900x900mm.

Shower Screens

Polished, silver frame with pivot door and clear glass.

Toilet

Coroma (white) toilet suite.

Mirrors

Polished edges mirrors included on top of all vanity units.

Taps

Basin mixer to vanity basins (chrome) from builder range.

Wall mixer and bath spout, shower rose (chrome) from builder range.

Bathroom Accessories

Chrome towel rail/ring and toilet roll holder.

STORAGE

Robes/WIR's

One white melamine top shelf and metal hanging rails.

Walk-In Pantry / Linen (where applicable)

Three white melamine shelves.

LAUNDRY

Trough / Cabinet

45L stainless steel single bowl with powder coated white steel cabinet.

Trough/Washing Machine Stops

Mixer (chrome) from builders range.

CABINETRY

Shelving

Fully lined white melamine cupboard shelves.

Doors / Draws / Overheads

Laminate soft close from builders range.

Kitchen Bench / Vanity Top

40mm stone benchtop from builders range.

Handles

Metal pull bars, selected from builders range.

TILING

Floor Tiles

Ceramic tiles to entry and rear hallway, kitchen, meals/living area, bathroom, ensuite, WC and laundry, as per floor plan, selected from builders range.

Wall Tiles and Bath Hob

Ceramic tiles to entry and rear hallway, kitchen, meals/living area, bathroom, ensuite, WC and laundry, as per floor plan, selected from builders range.

CARPET

Carpet

Carpet to all non-tiled areas.

Additional Service

Cleaning: Internal cleaning and site cleaning upon completion. Inspection: Final check with site manager and client upon completion.

DISCLAIMER: These inclusions are our current set of standard inclusions and are subject to change without notice. Urbanised Homes reserves the right to use a similar product or remove a product should it not be available. 19/05/2020.

