



Standard Inclusions

Bricks

Choice of quality bricks from PGH bricks. There a variety of collections to choose from.

Roof

Your choice of Waverly or Elebana profiles for a tiled roof from Monier.

Or your choice of COLORBOND® steel colours for a Steel roof.

Windows

All sliding aluminium windows and sliding doors come complete with key locks and fly screens. Obscure glass is standard to the Bathroom and WC windows.

Front Door

Your choice of front door from the Hume Doors, Vaucluse range.

Hot Water System

26L Thermann instantaneous gas hot water system, either natural gas (if available) of LPG.

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We created our standard inclusions so you will get all the things you really want in your new home upfront and included in your base price.
We use trusted, quality brands – so you can be sure that your new home is built to last.

If you'd like to further personalise your home, we'll walk you through our clear & simple process.

We'll work with you closely on these options so you know your costs upfront, making it easy to manage your decisions and budget.

Kitchen

Design your kitchen with our kitchen designer and supplier, Valley Kitchens

Pantry

Pantry cupboard as per master plan with four melamine shelves.

Reece Singleton

Hunter Prestige Homes together with Reece Singleton have our Bronze, Silver and Gold packages to choose your Kitchen stainless steel sink and tap wear.

Included

- Provision for Microwave power connection, location design specific
- Provision for dishwasher and fridge power, location design specific.

SMEG Australia

Hunter Prestige Homes together with SMEG Australia have our Bronze, Silver and Gold packages to choose your Oven, Gas Cooktop, Range hood and Dishwasher. Please see our packages available on our website.





Bulk Heads

When designing your kitchen, speak with Valley Kitchens about the option to have bulk heads over your kitchen cupboards

Splash back

400mm tiled splash back from the builders range.

Benchtop

Select your benchtop from our nominated builders range in 20, 30 or 40mm Caesarstone.

Refrigerator, Dishwasher & Microwave provision space

Allow your refrigeration space by design, with Valley Kitchens.

Cupboard Doors & Drawers

Cupboard doors and drawers choices in Laminex or Laminex silk range. Door and drawer handles your choice from our nominated range.

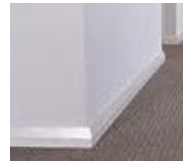
Ceiling

2450mm normal ceiling height. With 90mm cove cornice.



Mouldings

Colonial Architraves and your choice of Colonial or half splayed skirting boards.



PAINT

Paint finish to all internal walls and woodwork with our coat system. One standard colour selection is one colour for ceiling, one colour for internal walls and one colour for doors and architrave's.

Included

Cushioned door stops to all internal doors

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Reece Selections

Refer to Hunter Prestige Homes Bronze, Silver & Gold Reece Selections Brochures to view the different ranges available.

Reece Plumbing

Hunter Prestige Homes together with Reece Singleton have created our Bronze, Silver and Gold packages to assist with choosing your Bathroom vanity, tap wear, toilet Suite, and accessories. Please see our packages available on our website.





Mirrors

Come standard with an aluminium frame, same as vanity width to sit on top of vanity splashback tile.

Shower

Framed shower, with your choice of sliding or pivot door.

Bath

White freestanding bath tub, selected from our Bronze, Silver or Gold Packages.

Wall and floor tiles

Floor tiles and wall tiles from builders nominated range, to 2000mm high in shower recess and 600mm above the bath and skirting tiles around the remaining of bathroom.

Reece Plumbing

Hunter Prestige Homes together with Reece Singleton have our Bronze, Silver and Gold packages to choose your bath, vanity and tap wear.

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External Laundry Door

Humes Duracoat. Glass in laundry door only included if there is not a window in your laundry's Master plan.

Reece Plumbing Singleton

Hunter Prestige Homes together with Reece Singleton have our Bronze, Silver and Gold packages to choose your Kitchen sink and tap wear.

Stainless steel tub

Stainless steel tub & white coated metal cabinet with stainless steel tap wear as per your Bronze, Silver or Gold selections with Reece Plumbing.

Wall and floor tiles

Wall and floor tiles from the builders nominated range, Floor tiles. Floor tiles, Wall skirt to perimeter, with a tiles splashback to 400mm over laundry tub.

Included

Chrome floor waste and PowerPoint for washing machine

Laundry, Storage, Windows & Doors

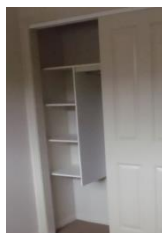
Door Hardware

All door hardware will be supplied in the Abbloy Lockwood, symmetry door furniture product group. From the Manor series, tubular key in knob locksets. Entrance sets in your choice of Everbrass, polished stainless steel or satin stainless steel. Passage, privacy and dummy sets in your choice of polished brass, polished stainless steel or satin stainless steel. It is standard to have privacy sets installed in the master bedroom, bathroom and W/C



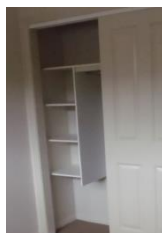
Linen Cupboard

Linen cupboard as shown on master plan, with 4 melamine shelves



Walk-in Robes

Walk-in robes to bedrooms as shown on master plan. Hume Smart robe sliding doors. 1 melamine shelf and 3 pigeon hole boxes.



Internal Doors, and Built-in Wardrobe doors

Oakfield 4 panel moulded doors



Sliding doors

Quality powder coated aluminium sliding doors in your choice of colour from Colourbond range.

Blinds

Vertical Blinds from the builders range in your choice of colour. If applicable with your tender.

Windows

Quality powder coated aluminium sliding windows in your choice of colour from Colourbond range.

Included

All windows come supplied with flyscreens.





Included in your tender are;

- Our assistance with your colour selections and inclusions if required.
- Sarking to Roof is standard
- Sarking to External Walls is standard
- S class concrete slab. Unless otherwise stated on your tender.
- T2 termite treated timber frame.
- Face brick as standard, all render or applied finishes are an upgrade.
- Off-white mortar with ironed joints to brickwork.
- R1.5 batts to external walls for living area including walls between garage and living areas and R3.0 to ceiling under roof to all living areas (excludes garage and alfresco).
- Concrete finish to front entry porch and alfresco (design specific).
- Garden taps provided to front and rear.
- Termimesh stainless steel pest control system.
- 22.5° roof pitch, may vary on facade detail and for first floor roof of double storey designs
- 90-day maintenance period
- Pest control certification
- Basic scaffolding, void scaffolding and first floor protection, railing and roof scaffolding as per OH&S requirements subject to site conditions
- Site security fencing as per OH&S requirements (subject to site conditions - up to 30 linear metres included)
- Construction insurance premium (home owner's warranty)
- Structural engineer's certificate for concrete slab
- Water Authority fees (regular connections only)
- Initial surveyor's and engineer's fees
- Site contour survey and plan and identification survey
- Soil test by engineer
- All weather access control point (basic allowance, any further access or rural properties is additional)
- Sediment control fencing as required by Council
- Basix assessment to State Government requirements
- Development application and construction certificate fees
- Long service levy
- Trade waste compound as required by Council



ESSENTIAL INCLUSIONS: Electricity & Gas

- 20 Double power point to rooms and single power point to appliances as required.
- 18 Light points to rooms
- External light points determined by house type
- 2 external double power points
- Gas connection (subject to availability)
- Rinnia V1500 Instantaneous Gas hot water system, either Natural gas if available or LPG.
- Smoke detectors provided as per plan (direct wired with battery backup)
- Earth leakage electrical safety switch in single phase meter box
- 2x TV and 2x phone points
- Single phase power connected to 12 lineal metres
- 1 USB charging socket (for smart appliances)
- Cat 5 cabling to 2 points for N.B.N.
- Wall oven / cooktop isolation switch
- Phone lead in line (connection to be organised by the owner)
- 2 IXL Tastic light / fan / 4 heat lamps
- Pre wire for dishwasher
- TV Antenna (no booster)





To make your kitchen appliance selections, please refer to Hunter Prestige Homes' SMEG brochure to view Bronze, Silver and Gold packages with SMEG – technology with style. Available on our website.

To make selections for your Bathroom, Laundry and Kitchen tap wear and accessories, please refer to Hunter Prestige Homes' bronze, Silver and Gold packages with Reece plumbing. Available on our website.



Garage

- Garage size as per your master plan
- Soft wall finish to lining of garage
- Light in garage as indicated in master plan.



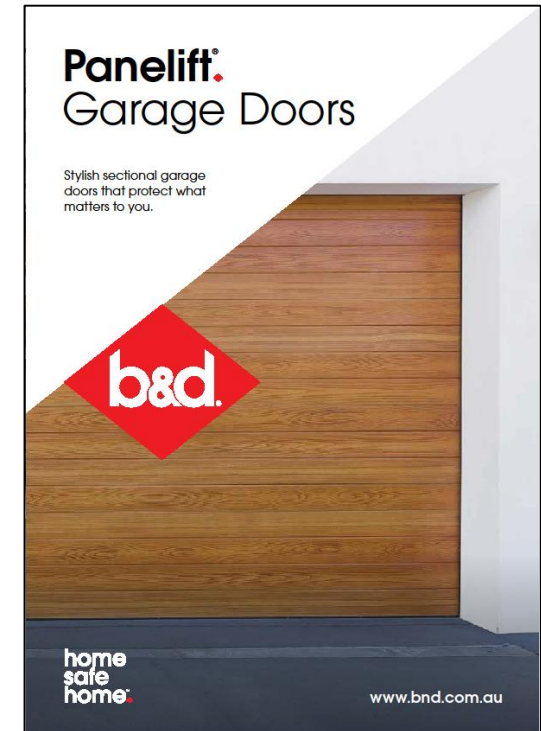
Included

Level access included between house and garage (unless stepdown) required to suit the conditions.

Panelift® Sectional Doors

from b&d we will install your home with a Panelift garage door. From the Sectional Door Selection, your garage door comes standard with an electric opener and two remote controls. With your choice of colour from a range of Colourbond colours available. You will have the option of 4 different designs from our standard selections range; Nullarbor Woodgrain Textured, Seville, Statesman or Grange.

Please refer to Panelift brochures to make your selection. Available on our website.



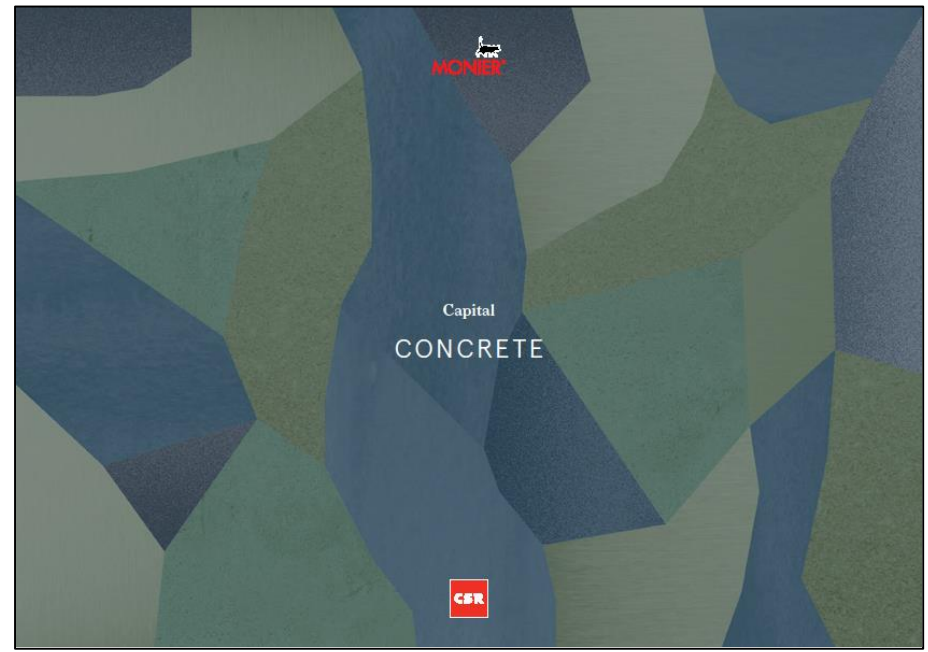
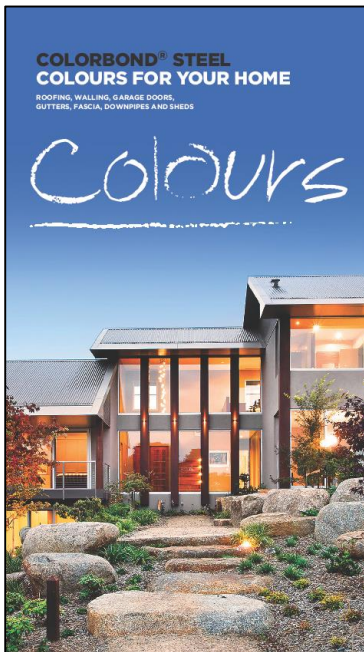


With 22 colours in the range, you can choose a metal roof colour that sets the theme for your whole home, or complements your other building material choices. In particular, you can 'mix and match' colours with your gutter and fascia and if included in your tender, your fences, made from COLORBOND® steel.



If you have chosen a tiled roof for your home. You can select your colour from a range of versatile colours. You have the option of the Traditional or Elebana profiles, from Monier's concrete roof tile range.

Please refer to colorbond and Monier brochures and displays to make your selections. Brochures are available on our website.



Heating & Cooling

Heating, Ventilation & Air Conditioning come in many types, including split systems, window units, ducted systems, multi split systems, portable units, and packaged systems. Everybody is different, and so is every home. ActronAir offer a wide product range that can be tailored to suit every lifestyle, from those looking for single room comfort right through to whole of home solutions.

Wall hung split systems are affordable comfort for specific areas of your home. Multi split systems offer flexible and economical multi room comfort. And Ducted Systems offer whole home comfort. There are wireless controls available for controlling your air-conditioning at your finger tips. Hunter Prestige Homes like to use Actron Air because ActronAir's engineers have developed the most advanced air conditioning systems specifically for the unique and harsh Australian climate, all of which come with a superior operating range and a host of innovative features.

And because they design and manufacture in Australia.

Heating, Ventilation & Air Conditioning

Our homes can incorporate heating and cooling, please refer to your tender for your heating and cooling options, this cost is supplied on application.



Excluded Items

- Window vent locks (available at additional cost)
- Security or stainless steel Vanguard/clear guard mesh (available at additional cost)
- Deadlocks to entry doors
- Steps
- H class expansion joints for plumbing
- Tiles 600mm and over, porcelain, feature tiles, laid 45 degree to room, border tiles
- Down lights
- Light fittings
- Ceiling Fans
- Fences and Gates
- Mail box
- Retaining walls
- TV Booster
- Landscaping
- Turf
- Bushfire assessments
- Bushfire rated materials / construction
- Country energy / energy Australia / Ausgrid connection fees
- Security screens
- Floor coverings. (standard to have all wet areas tiled)

If you'd like to further personalise your home, we'll walk you through our clear & simple process. We'll work with you closely on these options so you know your costs upfront, making it easy to manage your decisions and budget.

Our standard inclusions have been provided to help streamline the selection process, however your choices are unlimited, optional extras are at your

