



**Highmark  
Homes**

**Complete Living & Easy Living** Packages

# Inclusions

Your comprehensive guide  
to our inclusion packages

**designed  
and built  
for you**



## PREMIUM

# Complete Living Package

### PRELIMINARIES

- Soil report and contour survey from our independent Geotechnical engineers
- Builders warranty insurance
- Engineer designed slab in accordance to soil report
- Building permit and associated application fees
- 6 star thermal energy assessment and report only to comply with Australian building standards
- BAL Report (Bushfire Attack Level)
- 2 hour colour consultation
- Developer approval applications (where required)
- Pre site inspection with a Highmark Homes representative

### CONNECTIONS

- Single phase underground power
- Telephone conduit and draw wire (connection by owner) + NBN
- Connection of services (all connection points to be within the boundary)
- Water mains
- Gas supply
- Sewer and stormwater connection
- Connection for telephone
- Dry tapping (recycled tapping will incur additional costs)

### BASE

- Site works are based on 300mm of fall (front to back or back to front or side to side)
- Provide temporary fencing as per regulation up to 650m<sup>2</sup> block
- Provide temporary crossing protection during construction as required
- Engineer design slab up to H2 with bored piers to perimeter
- Termite barrier protection (if required)
- Removal of spoil (note: rock removal is not included)

## BUDGET FRIENDLY

# Easy Living Package

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## PREMIUM

# Complete Living Package

### GENERAL CONSTRUCTION AND EXTERIOR

- Pine timber framing including according to Australian standards
- 2590mm wall height
- Truss roof according to manufacturer's details
- Roof pitch 22.5 degrees
- Eaves to front
- Standard builders range cement tiles
- Category 1, 2 and 3 Selkirk Builders range brick (natural colour mortar and rolled joint profile)
- Colorbond fascia, gutters and downpipes
- Colour through concrete to driveway, path to front porch and underneath clothesline
- Internal plasterboard lined walls and ceilings
- Fibre cement to wet areas
- 75mm cove cornice throughout
- Brick infills above all windows (excluding garage door)

### INSULATION/ 6 STAR ENERGY RATING

- Full 6 Star energy report
- Up to including R2.0 batts to walls, R3.5 batts to ceiling
- Full sislitation wrap to external side of frame (joints to be lapped and taped)
- Rinnai hot water system with continuous gas booster and 1 x solar panel (175 Litre tank)

## BUDGET FRIENDLY

# Easy Living Package

### GENERAL CONSTRUCTION AND EXTERIOR

- Pine timber framing including according to Australian standards
- 2440mm wall height
- Truss roof according to manufacturer's details
- Roof pitch to 22.5 degrees
- Smart living range cement tiles
- Category 1 Selkirk Builders range bricks (natural colour mortar and rolled joint profile)
- Colorbond fascia, gutters and downpipes
- Colour through concrete to drive and porch
- Internal plasterboard lined walls and ceilings
- Fibre cement to wet areas
- 55mm cove cornice throughout
- Light weight infills above windows brick infills to front only

### INSULATION/ 6 STAR ENERGY RATING

- Full 6 Star energy report
- Up to including R2.0 batts to walls, R3.5 batts to ceiling
- Full sislitation wrap to external side of frame (joints to be lapped and taped)
- Rinnai hot water system with continuous gas booster and 1 x solar panel (175 Litre tank)





PREMIUM

# Complete Living Package



## GARAGE

- Colorbond sectional garage door with remote control, as per plan (2 x hand held remotes)
- Render to front of garage (render feature only to garage front façade)
- Weather seal to house/ garage internal access door
- Single LED strip light to garage

## EXTERNAL DOORS AND WINDOWS

- Aluminium powder coated sliding doors and windows including locks
- Aluminium flyscreens to all openable windows
- Weather door seals as per 6 star energy rating
- Security door to front entrance, alfresco and laundry (Stacker doors not included)
- Front entry feature door with clear glass based on façade design Corinthian builders range
- Deluxe entrance set to front, laundry, rear garage and garage doors (pending design)

BUDGET FRIENDLY

# Easy Living Package



## GARAGE

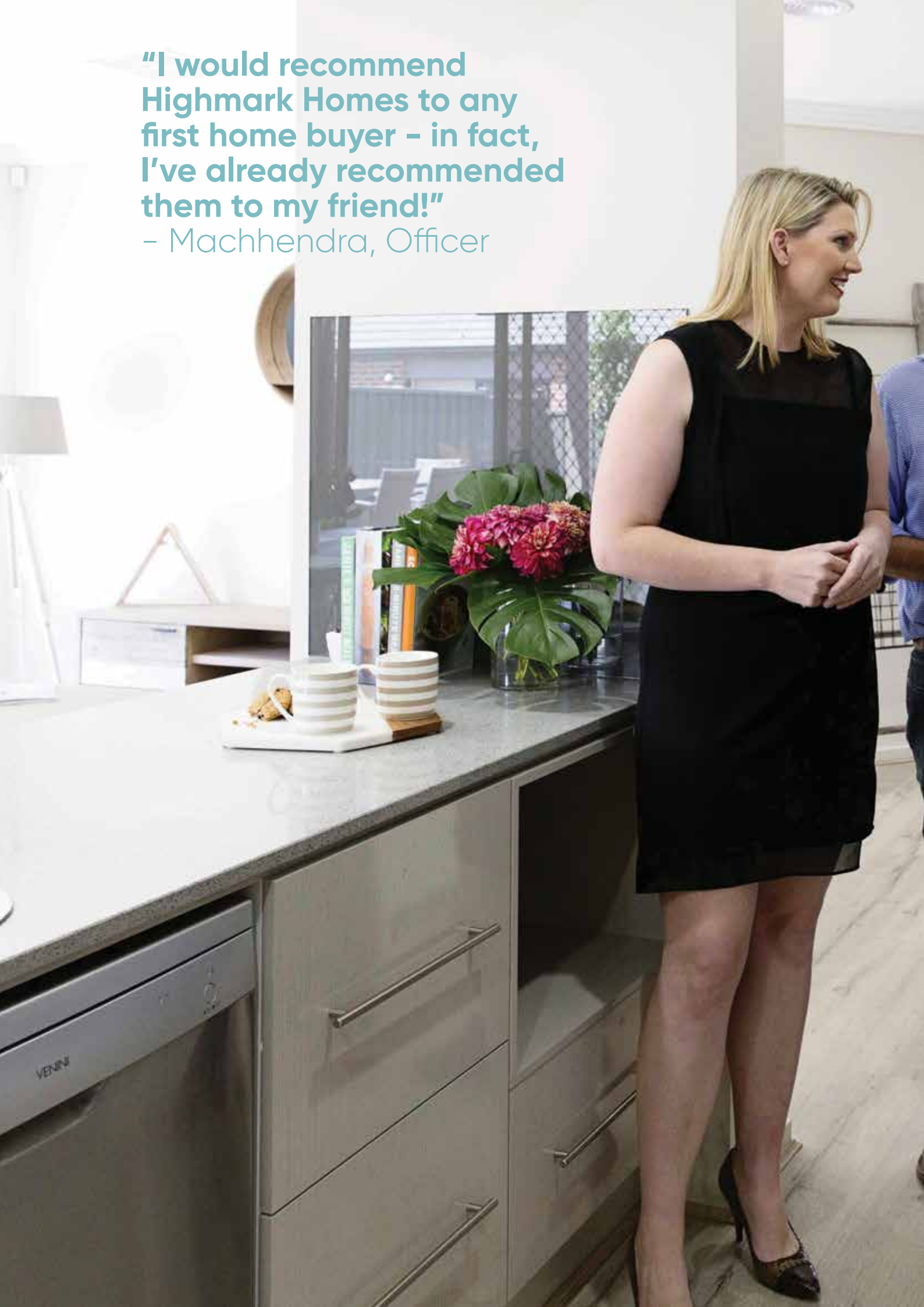
- Colorbond sectional garage door with remote control, as per plan (2 x hand held remotes)
- Weather seal to house/ garage internal access door
- Single LED strip light to garage

## EXTERNAL DOORS AND WINDOWS

- Aluminium powder coated sliding doors and windows including locks
- Aluminium flyscreens to all openable windows
- Weather door seals as per 6 star energy rating
- Front entry feature door builders range based on façade design
- Base entrance set to front, laundry, rear garage and garage door (pending design)

**"I would recommend Highmark Homes to any first home buyer - in fact, I've already recommended them to my friend!"**

**- Machhendra, Officer**







## PREMIUM

# Complete Living Package

### APPLIANCES AND KITCHEN FIXTURES

- Venini VEF90 1EG stainless steel 900mm freestanding stove (pending design)
- Venini GEH9026G 900mm glass canopy or Venini GEH9011 stainless steel canopy (pending design)
- Venini VDW61 stainless steel dishwasher
- 20mm reconstituted stone benchtop, laminate cupboards and drawers as per plan
- Franke Flash double bowl stainless steel kitchen sink
- Under bench microwave provision and pot drawer (microwave not included)
- Reece chrome curve swivel kitchen mixer
- Matt cabinetry
- Tiled splashback

### LAUNDRY

- Reece 45 Litre stainless steel laundry trough with cabinet and bypass
- Single chrome flick mixer tap to laundry tub
- Washing machine connections inside trough cabinet including chrome washing machine stops

## BUDGET FRIENDLY

# Easy Living Package

### APPLIANCES AND KITCHEN FIXTURES

- European 600mm hot plate and inbuilt oven fan forced
- 600mm stainless steel slide out range hood
- 20mm reconstituted bench top, laminated cupboards and drawers as per plan
- Franke Flash double bowl stainless steel kitchen sink
- Single chrome flick mixer tap to sink base MKII taps
- Dishwasher space (dishwasher not included)
- Tiled splashback

### LAUNDRY

- Reece 45 Litre stainless steel laundry trough with cabinet and bypass
- Single chrome mixer to trough including washing machine stops





PREMIUM

# Complete Living Package



## BATHROOM/ ENSUITE/ WC

- 20mm reconstituted stone benchtop laminate cupboards as per plan
- Chrome flick mixer to basins and bath
- Vitreous china white vanity basin with polished edge mirror
- Complete living range Reece toilet suites, closed coupled, vitreous china with self-closing lid
- Reece 1525mm acrylic bath (pending design)
- 900mm x 900mm tiled shower bases with semi frameless shower screen (pending design)
- Two light heat lamp/exhaust fan
- Reece adjustable shower rail flick mixer
- Chrome double towel rail and toilet roll holder
- Privacy locks to toilet and bathroom

## FLOORING

- Standard builders range ceramic floor tiles (straight laid) to entry, ensuite, bathroom, WC, laundry, kitchen/ meals and family
- Tiled skirting to wet areas
- Feature tile strip to shower wall ensuite/ bathroom
- Floor tiles/ laminated flooring (pending design)
- Standard builders range carpet and underlay to bedrooms and lounge room (pending design)

BUDGET FRIENDLY

# Easy Living Package



## BATHROOM/ ENSUITE/ WC

- Laminated benchtop and cupboards as per plan
- Chrome flick mixer to basins and bath
- Vitreous china white vanity basin with polished edge mirror
- Dual flush toilet suite
- Reece 1525mm acrylic bath
- 900mm x 900mm tiled shower base with semi frameless screen (pending design)
- Reece shower rose
- Exhaust fan to ensuite and bathroom
- Single chrome towel rail and toilet roll holder

## FLOORING

- Easy living range ceramic floor tiles (straight laid) kitchen, ensuite, bathroom, WC, laundry (pending design)
- Tiled skirtings to wet areas
- Carpet and underlay to all bedrooms and living area (pending design)

## PREMIUM

# Complete Living Package

### INTERNAL DOORS/ ARCHITRAVES/ SHELVING

- Flush panel hinged doors with chrome door stops
- Chrome lever door handles
- Privacy locks to toilet and bathroom
- Flush panel hinged doors to linen and pantry
- 67mm x 18mm MDF primed skirting and architraves
- Melamine to all shelving (pending design)

### ELECTRICAL

- RCD safety switch and circuit breakers to meter box
- Hardwired smoke detectors as per plan
- 2 x TV points to roof space (cable to roof space)
- 1 x TV antenna
- 1 x Telephone point (location to be determined by the builder)
- 2 x Data points
- LED downlights throughout. 13 Watt x 110 diameter white LED downlights (refer to electrical plans)
- 1 x Single LED strip light to garage
- Power points as per electrical plan
- Double power points throughout (pending design)
- Single power points to appliances (oven, dishwasher, microwave provision if applicable)
- NBN provision infrastructure on garage wall for future connections
- 1 x Para flood light

### WINDOW FURNISHINGS

- Holland blinds to all windows (excluding: ensuite, toilet, bathroom and laundry)

### TWO COAT PAINT APPLICATION

- 2 coat internal wall and ceiling paint to plaster board from builders standard range colour palette range
- 2 coat external painted areas timber top acrylic

### HEATING AND COOLING

- Gas ducted heating to all bedrooms and living
- Reverse cycle split system to living area

## BUDGET FRIENDLY

# Easy Living Package

### INTERNAL DOORS/ ARCHITRAVES/ SHELVING

- Flush panel hinged doors with cushion stops
- Chrome lever door handles
- Flush panel hinged doors to linen and pantry
- 67mm x 18mm MDF primed skirting and architraves
- Melamine to all shelving (pending design)

### ELECTRICAL

- RCD safety switch and circuit breakers to meter box
- Hardwired smoke detectors as per plan
- 1 x Single LED strip light to garage
- 2 x TV points to roof space (cable to roof space)
- LED downlights throughout (refer to electrical plans)
- Power points (pending design)
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### TWO COAT PAINT APPLICATION

- 2 coat internal wall and ceiling paint to plaster board from builders standard range colour palette range
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### HEATING AND COOLING

- Gas ducted heating to all bedrooms and living

## PREMIUM

# Complete Living Package

### STORAGE

- Mirror sliding doors to all bedroom robes (pending design)
- Bedroom robes – single melamine shelving to robes (1 shelf, 1 hanging rail – pending design)
- Pantry – 4 melamine shelves
- Linen – 4 melamine shelves
- Broom – 1 melamine Shelf

### LANDSCAPING AND EXTERNAL FIXTURES

- 2 external brass garden taps with screw hose fittings to front and rear (location to be determined by the builder)
- Landscaping to front – includes 10 assorted plants
- Clothesline as per design
- Letter box

### GENERAL

- 25 year structural guarantee
- 6 month maintenance inspection
- Site clean and house cleaned on completion

## BUDGET FRIENDLY

# Easy Living Package

### STORAGE

- Vinyl sliding doors to all bedroom robes
- Bedroom robes – single melamine shelving to robes (1 shelf, 1 hanging rail) as per plan
- Pantry – 4 melamine shelves
- Linen – 4 melamine shelves
- Broom 1 melamine shelf

### LANDSCAPING AND EXTERNAL FIXTURES

- 2 external brass garden taps with screw hose fittings to front and rear (location to be determined by the builder)

### GENERAL

- 25 year structural guarantee
- 6 month maintenance inspection
- Site clean and house cleaned on completion







**Highmark  
Homes**

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Now in Melbourne's West & South East.  
For further details on the locations  
of our sales offices and display homes,  
please refer to our website.

[highmarkhomes.com.au](http://highmarkhomes.com.au)