

Inclusions



	Complete	Easy	Starter
Paint			
Haymes paint coat system based on one colour throughout and one ceiling colour throughout	3 Coats	3 Coats	2 Coats
Haymes paint coat external painted areas timber top acrylic	3 Coats	3 Coats	2 Coats
Cabinetry			
Laminate selection base with overhead cabinetry, kick boards, end panels and rear panels 1 x colour matte finish	●	●	●
Melamine carcasses with melamine shelving	●	●	●
Cabinet handles	●	●	●
Soft closing mechanism to cabinetry	●	-	-
Flooring			
Tiled floors to all wet areas (design specific)	●	●	●
Choice of Tile or Hybrid to Main Living Areas (design specific)	●	-	-
Carpet and underlay to all bedrooms, lounge room and secondary living area (design specific)	Designer	Standard	Standard
Solar & Electrical			
3kw Solar PV panel system	●	●	-
Lighting throughout (design specific)	LED	LED	Batten
Single LED strip to garage	●	●	●
Light adjacent main entry	LED	LED	Batten
Flood Light	1	1	1
Double power points throughout – single power points to appliances (design specific)	●	●	●
TV Antenna	1	-	-
TV Points (design specific)	2	1	1
Data point (design specific)	1	-	-
Exhaust fan externally vented from bathroom and ensuite	●	●	●
White cover plates to switches and power points	Designer	Standard	Standard
Hardwired smoke detectors with battery backup (design specific)	●	●	●
RCD safety switch and circuit breakers to meter box	●	●	●
Heating & Cooling			
Gas ducted heating for houses with pitched roofs. (for flat roof homes heating type TBC design)	●	●	●
Outlets to Main Living Areas & Bedrooms	●	●	●
Split system to living area	●	-	-
Insulation			
Insulation as per energy report	●	●	-
R2.0 batts to external walls (excludes garage)	-	-	●
R3.5 batts to ceiling (excludes garage)	-	-	●
Full insulation wrap to external side of frame	●	●	●
Miscellaneous			
2-hour colour selection appointment	●	●	-
Choice of Colour Boards for Colour Selection	-	-	●
Final site & house clean on completion	●	●	●
Landscaping Package			
Landscaping Package to include: Front landscaping to sites up to 400m2 including up to 10m2 of turf and 10 x assorted plants and drought resistant cover, clothesline, letter box and concrete paving to clothesline/laundry pad (Up to 4m2) (design specific)	●	-	-



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Complete Living | Easy Living | Starter Living



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Display Locations:
Lucas Display Village
28 & 30 Blomeley Drive, Lucas
Colours Selection Studio:
6/15 Eucumbene Drive, Ravenhall

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Pre-Construction Items			
25 year structural guarantee	●	●	●
3 Month Maintenance Inspection	●	●	●
Soil report and contour survey from our independent Geotechnical engineers	●	●	●
Property service information	●	●	●
Preparation of working drawings, engineering design and engineering computations	●	●	●
7 Star and whole of home energy assessment	●	●	●
Building permit	●	●	●
Preparation of construction documentation	●	●	●
Builders warranty insurance	●	●	●
BAL Report (Bushfire Attack Level)	●	●	●
Asset Protection	●	●	-
Developer approval (where applicable – may incur additional fees)	●	●	●
Service Connections			
Service connections to sites up to 400m2 to legal points within or adjacent site when up to 6m setback (Electricity, Gas, Sewer & Stormwater)	●	●	●
Single phase power connection with maximum run in of 6m	●	●	●
Dry water tapping (mains water)	●	●	●
NBN Provisions	●	●	●
Site Conditions			
Site excavation and vegetation scrape over the building platform, with up to 300mm fall.	●	●	●
Removal of soil (excluding rock). If fall is above 300mm excess soil will be stockpiled onsite.	●	-	-
Engineered designed slab allowance	H	H	M
Concrete pumping	●	●	●
Design materials to suit wind zones up to 'N2'	●	●	●
Provide temporary fencing as per regulations up to 400m2 block	●	●	-
Termite barrier system	●	-	-
Façade & External Features			
Brick infills above all openings (excluding garage door/s and other openings over 3.6m).	●	-	-
Lightweight infills above the remainder of openings	-	●	●
COLORBOND® fascia and guttering	●	●	●
Builders range brand brick with natural colour mortar and rolled joint profile	●	●	●
22.5 Degree pitched roof	●	●	●
Concrete roof tiles	●	●	●
Sectional garage door with 2 x hand held remotes	●	●	●
Render Feature to Front Garage	●	●	●
Eaves to Front Façade including 2m return	●	-	-
Provide concrete paving to driveway and porch (Up to 20m2)	●	●	-
External brass garden taps with screw hose fitting to front and rear (location to be determined by Highmark Homes)	2	2	2
Rinnai gas continuous flow hot water system	●	●	●
Concealed plumbing excluding spa pump	●	●	●
100mm sewer grade pvc stormwater system	●	●	●
Internal Features			
Timber framing according to Australian Standards	●	●	●
Plasterboard lined internal walls and ceilings	●	●	●
Ceiling Height (Ground Floor/First Floor)	2590/2440	2440/2440	2440/2440
Internal Door Height	2040	2040	2040
Cove cornice throughout (design specific)	75	55	55
67mm x 18mm MDF architraves and skirting	●	●	●
Linen cupboard with 4 x white melamine shelves (design specific)	●	●	●
Broom cupboard with 1 x white melamine shelf (design specific)	●	●	●
Bedroom robes – Single melamine shelving to robes 1 x shelf and 1 x hanging rail	●	●	●

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Internal & External Doors			
Gainsborough front door and entrance set with single dead bolt	●	●	●
Painted external flush panel door to garage	●	●	●
Gainsborough locking door set to garage and laundry door (design specific)	●	●	●
Sliding doors to all bedroom robes (design specific)	Mirror/Vinyl	Vinyl	Vinyl
Flush panel hinged door with cushion stops	●	●	●
Privacy Locks to toilet and bathroom (design specific)(excluding cavity sliders)	●	-	-
Lever door handles to all bedrooms	●	●	●
Front Entry Feature door builders range based on façade design	●	●	●
Weather seal to house/garage internal access door and external hinged garage door (design specific)	●	●	●
Windows/Screens			
Powder-coated aluminum frame windows designed to meet 7-Star Energy Rating requirements.	●	●	-
Single glazed windows with aluminium powder coat frames, awning style windows to front elevation and sliding style to balance of elevations	-	-	●
Locks to all windows and external sliding doors	●	●	●
Flyscreens to all openable windows	●	-	-
Blinds			
Block out holland blinds to all openable windows throughout (excluding bathroom, ensuite, WC and laundry)	●	-	-
Kitchen			
Bench top to cupboards	20mm Stone/Laminate	Laminate	Laminate
Double bowl kitchen sink (design specific)	●	●	●
Oven and cooktop (design specific)	900/600	600	600
Rangehood (design specific)	900/600	600	600
Dishwasher	●	-	-
Tapware Range	Designer	Standard	Standard
Under bench microwave provision and 1 x nest of pot drawers (microwave not included) (design specific)	●	●	-
Pantry with 4 x white melamine shelves (design specific)	●	●	●
Overhead cupboards (design specific)	●	●	●
Laminate kitchen cabinetry matte finish	●	●	●
Tiled splashback over bench behind cooktop	●	●	●
Bathrooms			
Above counter basins to bathroom and ensuite	●	●	●
Bench top to cupboards	20mm Stone/Laminate	Laminate	Laminate
Wall hung vanities	●	-	-
Closed coupled toilet suite	●	●	●
4mm polished edge mirror above vanity cabinets	●	●	●
Shower screen with pivot door (design specific)	●	●	●
900mm x 900mm tiled shower base to bathroom and ensuite	●	●	●
White acrylic bath (design specific)	●	●	●
Tapware Range	Designer	Standard	Standard
Single Chrome towel rail to bathroom and ensuite	●	●	●
Chrome toilet roll holder to bathroom and ensuite	●	●	●
Laundry			
Laminate bench top to base cabinetry with trough insert (design specific)	●	-	-
Designer 45 Litre stainless steel laundry trough with cabinet and bypass (design specific)	●	●	●
Single chrome flick mixer to laundry tub from tapware range	Standard	Standard	Standard
Washing machine connections inside trough cabinet including chrome washing machine stops	●	●	●