

newport homes

Lifestyle Inclusions.



Our homes combine strong architectural lines, quality inclusions and affordable pricing. Exquisite finishes that define the Newport Homes look, feel and finish.



Lifestyle Inclusions

Concrete Slab

- Engineer designed M class waffle pod reinforced concrete slab.
- Integrated broom finished concrete slab to front porch and outdoor living (design specific).

Framing

- 90mm pine internal and external wall frames, engineer designed roof trusses, bracing and 300mm floor joists complying with Australian standards.
- 2440mm (8'0") ceiling height to single storey and ground floor of double storey (frame size).
- 2440mm (8'0") ceiling height to first floor of double storey homes (frame size).

Note: ceiling heights may vary with options chosen or as part of the design, e.g. where dropped ceilings, raked ceilings or bulkheads are part of the design.

Windows

- Aluminium powder coated windows and sliding doors in standard colour range.
- Obscured glazing to wet area windows.
- Keyed locks to all openable windows and sliding doors.

External Cladding

- Fully rendered Hebel power panel external wall system in choice of standard colours (including above all windows, doors and garage door).

Note: one additional contrast colour included for facade.

Note: facades and designs may use alternate materials as detailed on plan.

Fascia & Gutter

- Colorbond metal fascia and gutter in a choice of standard colours.
- 90mm round PVC painted downpipes.

Roofing

- Profiled concrete roof tiles in a selection of colours.
- Colorbond roof with anticon blanket for flat roof sections only to standard designs.

External Doors

- Choice of front entry door 2040mm high by 820mm wide.
- Flush panel laundry door 2040mm high x 820mm wide.
- Flush panel external garage door 2040mm high x 820mm wide.
- Timber jambs to external hinged doors.
- Tri-lock lever handle entrance set to front entry door.
- Single barrel lever lockset to external garage, internal garage and laundry doors.

External Lining

- Set plasterboard ceiling with perimeter timber trim to outdoor living.
- 450mm eaves to single storey homes and first floor of double storey homes (design specific).

External Paint

- Painted finish to external timberwork.
- Painted finish to portico, outdoor living and eaves.
- Two coat membrane paint to rendered walls.

Garage Door

- Motorised sectional overhead panel lift door with colorbond wood grain texture with 2 handsets and 1 wall button.

Electrical

- Single-phase meter box and connection to mains power.
- Circuit breakers to each power and light circuit.
- RCD safety switch to each circuit.
- Direct-wired smoke detectors with battery back-up as required.
- One telephone point.
- One television point.
- Double power points to each room with additional double power point to kitchen and bedroom one and single power points to each kitchen appliance.
- One bayonet light point to each internal room, front porch, outdoor living and two bayonet points to garage.
- One 2-way switch (two storey homes only).
- Ducted exhaust fan to internal WC or internal powder room.

Air Conditioning

- Fully ducted reverse cycle, single phase, dual zone air conditioning system with 1 control panel. Note: The air conditioning system provided is based on a standard home design and is suitable for cooling/heating of one zone at any one time.

Internal Doors, Skirting & Architrave

- 2040mm high flush panel pre-hung doors throughout.
- 67mm x 12mm primed skirting and architrave.
- Sliding mirror doors to robes and linen cupboards as indicated on plan.

Door Furniture

- Lever style passage sets to all internal doors and privacy sets to bathroom, ensuite, WC and powder room.
- Lever style dummy handles to linen and storage doors.
- Circular flush pulls to cavity sliding doors.
- Cushion doorstops to all hinged doors.



Stairs (where applicable)

- Enclosed staircase with treads & risers suitable for carpet finish, painted timber newel posts, stringers & handrail and metal balusters.

Kitchen

- Selected standard range laminate floor cupboards.
- Selected 20mm stone bench top to kitchen floor cupboards.
- Double bowl stainless steel sink.
- Bright chrome mixer to kitchen sink.
- Dishwasher provision and connections points.

Appliances

- European designed stainless steel 600mm cooktop and 600mm under bench oven.
- European designed stainless steel 600mm ducted canopy range hood.

Hot Water

- Continuous flow 26-litre gas hot water system pre-set to 50 degrees.

Laundry

- 45 litre stainless steel tub with powder coated metal cabinet.
- Bright chrome mixer to laundry tub.
- Concealed washing machine taps within cabinet.
- Bright chrome floor wastes.

Bathroom, Ensuite and Powder Room

- Selected standard range laminate floor cupboards.
- Selected standard range laminate bench top.
- Vitreous china inset vanity basins, including metal pop up waste.
- Bright chrome basin mixer tap.
- Polished edge mirror 300mm above vanity cabinets.
- Wall faced full vitreous china dual flush toilet suite with soft close lid.
- Bright chrome floor wastes.
- Bright chrome showerhead with wall mixer.
- Freestanding bath as indicated on plan.
- Wall mounted bright chrome mixer and spout to bath.
- Semi framed glass shower screens (design specific).
- Bright chrome bathroom accessories, 900mm double towel rail to bathroom & ensuite, towel ring to powder room and toilet roll holders.

Internal Lining

- Plasterboard lined internal walls and ceilings including garage.
- 90mm cove cornice throughout.

Note: cornice not included to porch and outdoor living areas.

Internal Paint

- Two coat washable paint system to all walls.
- Two coat paint system to ceilings and cornice.
- Two coat enamel finish to all woodwork, doors, skirting and architrave.
- Two colours allowed (one colour for walls and one colour for woodwork).

Storage

- Four white melamine shelves to walk in pantry (design specific).
- Four white melamine shelves to linen cupboard.
- One white melamine shelf to broom cupboards.
- One white melamine shelf with hanging rail to walk in robes, robes or coat cupboards.

Ceramic Tiling

- Ceramic floor tiles to laundry, ensuite, bathroom, WC & powder room.
- Ceramic skirting tile to laundry, ensuite, bathroom, WC & powder room.
- Ceramic wall tiles to laundry, ensuite, bathroom, WC & powder room, kitchen & butler's pantry (if applicable).
- Tiled heights as follows; 2100mm to showers, 1200mm behind bath, 300mm above vanities, 300mm above laundry tub and 600mm above kitchen bench.
- Ceramic floor tiles to front porch.

Floor Covering

- Ceramic floor tiles (450mm x 450mm) to kitchen, dining, family, entry & downstairs hallway and carpet to remaining rooms and staircase (for double storey homes).



Essential Inclusions

Tender Inclusions

- Architectural plans.
- Waste management plan.
- Erosion and sediment control plan.
- Engineer soil and wind assessment.
- Engineer design, inspections and fees.
- Contour survey, peg out and final identification.
- Developer application if required.
- Long service levy.
- Home warranty insurance.
- Council submission or complying development standard fees.
- Critical stage inspections including, piers, slab reinforcement, drainage, framing, waterproofing and final.
- Local water authority standard fees.
- 240-day calendar day tender period from date of initial deposit.
- Colour and specification consultation at "Home Option Gallery".
- Construction risk and public liability insurance.
- Thirteen-week maintenance period from completion of house.
- Six-year structural guarantee.
- House constructed for N2 wind rating.
- Termite treatment to comply with Australian standards AS3660.
- Waterproofing to comply with Australian standards AS3740.
- Perimeter scaffolding to double storey homes to comply with work cover requirements.
- 45 lineal metres of temporary fencing.
- Trade waste compound.
- All weather access.
- Two external potable water garden taps.

Site Costs

- Based on land size up to 900m² with fall up to 1000mm over the building platform with an even cut and fill. Note: does not include deepened edge beam if required.
- Bored concrete piers up to 1000mm in depth including concrete pump.
- Sewer connection to existing serviceable junction within 6 metres (subject to availability).
- Stormwater connection to existing easement or kerb outlet within 6 metres (subject to availability).
- Water connection to existing water service within 6 metres (subject to availability).
- Three phase underground power with a single-phase connection within 6 metres (subject to availability).
- Communications conduit with draw wire terminated at boundary within 6 metres (subject to availability).
- Gas connection within 6 metres (subject to availability).
- Excludes retaining walls.

Basix

- Basix assessment and certification.
- Minimum three-star wells rated water efficient showerheads and tapware.
- R 4.0 fibreglass ceiling insulation to roof areas excluding garage, porch and outdoor living.
- R 2.0 fibreglass wall insulation to all external walls excluding garage.
- Enviroseal foil wrap to all external walls.
- Slimline 3000 litre above ground colorbond rainwater tank on integrated concrete slab, connected to one garden tap, toilets and one washing machine tap.

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Note: All selections shall be made from the Newport homes standard range of items and is subject to change without notice, also we reserve the right to substitute items subject to availability, however any substitute material, product or item will be of equal or similar value. Photographs, artist impressions and other images in our marketing material may show fixtures, fittings or finishes, which are not supplied by Newport homes and may not

represent standard specifications and inclusions. Connection of all services including Sewer, Stormwater, Water, Electricity and Gas are subject to availability. Inclusions as at 4 May 2018. Note: Marketing floor plans depict some "Luxury Inclusions" i.e. butler's pantry cabinetry, laundry cabinetry, kitchen overhead cabinetry, stacker sliding doors to outdoor living & linear grates to showers, and therefore will not be provided within the "Lifestyle Inclusions".