

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



newport homes
Luxury Inclusions.



Luxury 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

- T2 termite resistant frames and trusses.
- 90mm pine internal and external wall frames, engineer designed roof trusses, bracing and 300mm floor joists complying with Australian standards.
- 2590mm (8'6") 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.
- Aluminium powder coated stacker sliding doors in standard colour range to outdoor living.
- 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

- Semi-flat concrete roof tiles in a selection of colours.
- A-line ridging.
- Colorbond roof with anticon blanket for flat roof sections only to standard designs.
- Sarking to underside of roof tiles with roof ventilator.

External Doors

- Choice of front entry pivot door 2040mm high x 1200mm wide.
- Half glazed timber laundry door 2040mm high x 820mm wide.
- Flush panel external garage door 2040mm high x 820mm wide.
- Timber jambs to external hinged doors.
- Omni Tri-lock 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.
- Three television points.
- 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.
- Combination two heat, light & fan to bathroom and ensuite.
- Hills hub and data pack including four data points and one double power point.
- External weatherproof double power point to outdoor living.
- Two paraflood lights located externally.

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

- 2340mm high flush panel pre-hung doors throughout single storey and ground floor of double storeys.
- 2040mm high flush panel pre-hung doors throughout first floor of double storeys.
- 67mm x 18mm primed skirting and architrave.
- Sliding mirror doors to robes and linen cupboards as indicated on plan.

Door Furniture

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



Stairs (where applicable)

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

Kitchen

- Selected standard range laminate floor cupboards.
- Selected standard range laminate overhead cupboards.
- Selected 20mm stone bench top to kitchen floor cupboards.
- Selected 40mm stone edge to kitchen island bench top.
- Coloured glass splashback to kitchen wall between bench top and underside of overhead cupboards and returns if applicable.
- Soft close doors and drawers to kitchen.
- Under mount double bowl stainless steel sink.
- Pull out bright chrome mixer to kitchen sink.
- Dishwasher provision and connections points.
- Everpure inline water filter fitted directly to the kitchen sink mixer.
- Cold water connection point to refrigerator space.

Appliances

- Premium European designed stainless steel 900mm freestanding oven.
- Premium European designed 900mm stainless steel canopy range hood or 900mm integrated range hood.
- Premium European designed stainless steel dishwasher.
- Premium European designed stainless steel built in microwave oven.

Hot Water

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

Butler's Pantry (design specific)

- Selected standard range laminate floor cupboards with 20mm stone benchtop.
- Ceramic tiled splashback for the length of the bench and returns if applicable.
- Under mount single bowl stainless steel sink.
- Selected bright chrome mixer.
- Four melamine shelves as shown on plan.
- Soft close doors to butler's pantry.

Laundry

- Laminate base cupboards with laminate bench top and drop in stainless steel tub to laundry.
- 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 20mm stone bench tops.
- Selected vitreous china inset vanity basins, including metal pop up waste.
- Selected bright chrome basin mixer tap.
- Polished edge mirror 300mm above vanity cabinets.

Bathroom, Ensuite and Powder Room (continued)

- Selected wall faced full vitreous china dual flush toilet suite with soft close lid.
- Bright chrome floor wastes.
- Flush tiled shower bases with linear stainless grate to master ensuite shower.
- Selected bright chrome showerhead with wall mixer to bathroom.
- Ceiling mounted showerhead to master ensuite.
- Freestanding bath as indicated on plan.
- Selected wall mounted bright chrome mixer and spout to bath.
- Semi frameless glass shower screens (design specific).
- Selected 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.
 - Square set ceiling to master ensuite (excluding separate WC).
- Note: cornice not included to porch and outdoor living areas.

Internal Paint

- Three 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, 700mm above kitchen and 600mm above butler's pantry bench.
- Full height wall tiling to master ensuite (excluding separate WC).
- Tiled 600mm x 300mm (nominal size) shower niche to all showers.
- Ceramic floor tiles to front porch.
- Ceramic floor tiles to outdoor living (design specific).

Floor Covering

- Porcelain floor tiles (600mm x 600mm) 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.

newport homes
newporthomes.net.au

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.