

# Inclusions



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

- 90mm wall frames with 300mm floor joists.
- 2590mm ceiling height to single storey and ground floor of double storey homes.
- Fully rendered Hebel power panel external wall system.
- 2340mm high front entry door.
- Tri-lock lever handle to front entry door.
- Motorised sectional overhead panel lift door.
- 2340mm high doors to single storey and ground floor of double storey homes.
- 67mm x 18mm primed skirting and architrave.
- Sliding mirror doors to robes.
- 20mm stone bench top to kitchen.
- Continuous flow 26-litre gas hot water system.
- Cabinetry to laundry.
- Flush tiled shower bases with linear stainless steel grate to all showers.
- 3 coat paint system to all internal walls.



# Inclusions

## Concrete Slab

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

## Framing

- 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.
- 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

- Concrete roof tiles with a selection of profiles.
- Colorbond roof for flat roof sections of standard designs.

## External Doors

- Choice of front entry door 2340mm high by 820mm wide.
- Half glazed timber laundry door 2340mm 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 Paint

- Painted finish to external timberwork.
- Painted finish to portico, outdoor living and eaves.

## Garage Door

- Motorised sectional overhead panel lift door with colorbond wood grain finish with 2 handsets.

## Stairs (where applicable)

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

## 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.
- Two 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.
- Two fluorescent lights with a diffuser to the garage.
- One bayonet light point to each internal room, front porch and outdoor living.
- Two parafood lights located externally.
- One 2-way switch.
- Exhaust fans to bathroom and ensuite.
- Ducted exhaust fans to internal WC or powder room.

## 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 storey.
- 67mm x 18mm 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.
- Metal doorstops to all hinged doors.

## Kitchen

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

## Appliances

- European designed stainless steel 600mm cooktop and 600mm under bench oven.
- European designed 600mm stainless steel slide out range hood.

## Hot Water

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

## Butler's Pantry (design specific)

- Selected standard range laminate base cupboards with 20mm stone bench top.
- Ceramic tiled splashback for the length of the bench and returns if applicable.
- Single bowl stainless steel sink.
- Bright Chrome mixer.
- Four melamine shelves as shown on plan.

### 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 under.

### Bathroom, Ensuite and Powder Room

- Selected standard range Laminate cupboards with 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.
- Flush tiled shower bases with linear stainless steel grate to all showers.
- Bright chrome showerhead with wall mixer.
- Acrylic bathtub as indicated on plan with tiled hob.
- Wall mounted bright chrome mixer and spout to bath.
- Semi framed glass shower screen with door, only if indicated on standard drawings.
- Semi framed glass shower door, only if indicated on standard drawings.
- 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

- Three coat 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 pantry.
- Four white melamine shelves to linen cupboard.
- One white melamine shelf to broom cupboards.
- One white melamine shelf with hanging rail to robes or coat cupboards, shelf will be located approximately 1800mm high to ground floor and approximately 1650mm high to first floor robes.
- One white melamine shelf with hanging rail to walk in robes, shelf will be located approximately 2000mm high.

### 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 & butlers pantry (if applicable).
- Tiled heights as follows; 2100mm to showers, 1200mm behind bath, 300mm above vanities, 300mm above laundry tub, 700mm above kitchen bench & 700mm above butlers pantry bench.





# 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, check survey and final identification.
- Developer application if required.
- Long service levy.
- Home warranty insurance.
- Council submission or complying development standard fees and approvals.
- Critical stage inspections including, piers, slab reinforcement, drainage, framing, waterproofing and final.
- Local water authority standard fees and approvals.
- Occupation certificate or interim occupation certificate.
- 240 calendar day tender period from date of initial deposit.
- Colour and specification consultation at "Home Option Gallery".
- Trade waste compound.
- 450mm eaves to single storey homes and first floor of double storey homes.
- House constructed for N2 wind rating.
- Termite treatment to comply with Australian standards AS3660.
- Perimeter scaffolding to double storey homes to comply with work cover requirements.
- Waterproofing to comply with Australian standards AS3740.
- Two external potable water garden taps.
- Construction risk and public liability insurance.
- Thirteen-week maintenance period from completion of house.
- Six-year structural guarantee.

## Site Costs

- Based on land size up to 900m<sup>2</sup> 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 and removal of excess spoil.
- Sewer connection to existing serviceable junction within 9 metres.
- Stormwater connection to existing easement or kerb outlet within 9 metres.
- Water connection to existing water service within 9 metres.
- Three phase underground power with a single-phase connection within 9 metres.
- Communications conduit with draw wire terminated at boundary within 9 metres.
- Gas connection within 9 metres (based on availability).
- Excludes retaining walls.

## Basix

- Basix assessment and certification.
- Minimum three star wells rated water efficient showerheads and tap ware.
- R2.0 fibreglass ceiling insulation to roof areas excluding garage, porch and outdoor living.
- R3.0 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.

Note: All selections to 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 due to their unavailability, 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. Inclusions as at 3 April 2017.

