



visualdiversity

HOMES

PLATINUM INCLUSIONS



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Kitchen

- ✓ Caesarstone 40mm benchtop
- ✓ Over 150 laminate options - including gloss laminates
- ✓ Laminated cupboard doors
- ✓ Laminated cupboards throughout with 9 pot drawers to kitchen
- ✓ Stainless steel bar door handles to all cabinetry
- ✓ Overhead cupboards with bulkheads through to ceiling (for 2590mm ceiling height)
- ✓ Microwave space including power point with pot drawer under (house design specific)
- ✓ Client's choice of splashback tiles including glass look tiles from builders select range
- ✓ Stainless steel 1&3/4 kitchen sink
- ✓ Mizo Drift gooseneck mixer to kitchen
- ✓ Kickboards to all cabinets in matching floor finish
- ✓ Four (4) melamine shelves to pantry or where design specific modular shelving with benches for walk in pantries

Appliances

- ✓ 900mm freestanding Omega oven
- ✓ 900mm Stainless Steel and glass European Rangehood
- ✓ 600mm Stainless Steel Omega Dishwasher
- ✓ Continuous flow gas hot water system

Windows and Doors

- ✓ Powder coated aluminium windows and sliding doors from Builder's select range
- ✓ Keyed window locks to all windows
- ✓ Dead locks to all sliding doors
- ✓ Flyscreens to windows and sliding doors
- ✓ Entrance door from Builder's select range and painted finish
- ✓ Standard Internal flush panel doors with semi-gloss finish

Internal

- ✓ Vinyl sliding robe doors
- ✓ Walk in/walk through robe to master bedroom
- ✓ Single shelf with hanging rail to all robes
- ✓ Four (4) shelves to linen cupboard
- ✓ Vinyl sliding linen cupboard door
- ✓ 62mm finger joint pine skirting
- ✓ 42mm finger joint pine window architraves
- ✓ 90mm cove cornices
- ✓ Three (3) coat paint system to walls and ceiling
- ✓ Fully lined interior to garage

Blinds

- ✓ Vertical blinds to external windows - excludes wet areas and garage
- ✓ Vertical blinds to sliding doors

Bathroom/Ensuite

- ☑ Tiles to 2.0 metre height in shower recess
- ☑ Privacy latch to toilet, bathroom and master bedroom
- ☑ Semi frameless glass shower screen
- ☑ Semi frameless 900mm high (x vanity width) mirror - To bathroom and ensuite
- ☑ White vitreous china above counter square look vanity basins(double bowl vanity if shown on plans)
- ☑ Square line laminate with shadow line vanities with 20mm Caesarstone benchtops
- ☑ Splashback tiling to vanity
- ☑ Double towel rail & toilet roll holder
- ☑ Full ceramic dual flush toilet suite close coupled
- ☑ Mizu Bristol mixer tap ware
- ☑ Three function Posh shower on rail with mixer tap & Posh twin short rail to ensuite
- ☑ Chrome floor wastes
- ☑ 1800mm white Kensington bath

Floor Coverings

- ☑ Full flooring to main floor areas (choices of Porcelain 600 x 600 tiles, laminated timber look flooring or hybrid floors)
- ☑ Porcelain tiling to all wet area floors from Platinum range package
- ☑ Carpet to bedrooms, retreats, rumpus, media / television and study from Platinum range package

Ceiling Height

- ☑ 2590mm ceiling height

Electrical

- ☑ Television antennae
- ☑ Safety switches to all circuits
- ☑ Meter box with circuit breakers
- ☑ NBN provision to home where applicable
- ☑ Energy efficient lighting
- ☑ Minimum 1 double power point all rooms excluding toilets, 3 to master, 3 to kitchen
- ☑ 90mm LED down lights throughout
- ☑ Fanlights to each bedroom
- ☑ Three (3) Television points
- ☑ Two (2) Telephone points
- ☑ Smoke detectors to Australian Standard
- ☑ Stainless fan to patios

Connections

- ☑ Single phase underground power connection
- ☑ Complete plumbing and drainage connections
- ☑ Telstra conduit lead ins

Laundry

- ☑ Cabinetry laundry cupboard
- ☑ Laundry tap set to sink
- ☑ Washing machine taps
- ☑ Splashback tiling above laundry sink
- ☑ Chrome floor wastes



Pacific Cove display - Shoreline Range - Platinum Inclusions



General

- ✓ Fixed Price Contract
- ✓ Complete design service, including construction drawings and engineering
- ✓ Builder's six (6) month defect liability period
- ✓ All Certification fees, building approvals and occupancy certificate
- ✓ Builders All Risk Insurance Cover
- ✓ QBCC Insurance
- ✓ Full colour co-ordination service with our in house Colour Consultant
- ✓ Fully prepared building agreement including detailed finishes and fixtures specification
- ✓ Complete internal and external clean of your new home

Door Furniture

- ✓ Internal door furniture lever sets
- ✓ Deadlocking Entrance door furniture from select range
- ✓ Lockable lever door set to external garage door
- ✓ Lockable lever door set to internal garage to door

Plumbing

- ✓ Two (2) external taps

Landscaping

- ✓ "A" Grade Turf to front and rear lawn areas
- ✓ Two (2) garden beds with shrubs & mulch
- ✓ River rock bed to service entry

Garage

- ✓ Panel lift garage door
- ✓ Automatic garage door opener with 3 remote control handsets

Clothesline

- ✓ Folding clothesline mounted to home
- ✓ Concrete pad under clothes line

Insulation

- ✓ Sisalation wrap to external walls
- ✓ Sarking to full roof

Miscellaneous

- ✓ Rendered letterbox to match home
- ✓ 450mm eaves
- ✓ Concrete pump
- ✓ Crane hire

Earthworks and Slab

- ✓ H1 - Class site
- ✓ Fixed price site costs for sites with up to one metre of fall
- ✓ Contour survey and set out by qualified surveyor

Roof

- ✓ Clients choice of Unicote or tiles
- ✓ Colorbond fascia and gutter from Builder's standard range

Outdoor Living

- ✓ Outdoor living area under main roof
- ✓ Exposed aggregate or brushed grey concrete to outdoor living

External Finishes

- ✓ Rendered brick pier or timber posts to front porch (design specific)
- ✓ Fully rendered double height bricks from our select range
- ✓ Painted PVC downpipes
- ✓ Linea weatherboard to front facade where applicable

Driveways and Paths

- ✓ Exposed aggregate concrete driveway and front path and porch area
- ✓ Brushed grey concrete path from laundry to clothesline (design specific)

Termite Protection

- ✓ Termite protection system to perimeter
- ✓ Termite protection system to penetrations

