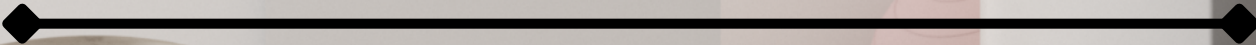


ABHI HOMES

STANDARD INCLUSION MAGAZINE



SITE INCLUSIONS

**Slab**

Up to "H1" Australian standard engineered slab

Salinity

Salinity to slabs included

Frame

Hybrid steel frame

Basix

Standard BASIX requirements with up to 3000L slimline water tank**

Council

Standard council fees

Earthworks

Provide balanced cut and fill up to 1.0m to achieve a level building platform

Piering

Piering Allowance

Pump

Concrete pump

Sewer Connection

Sewer connection to junction at front / rear within boundary

Stormwater Connection

Provide 100mm stormwater connection to street / easement

Power Connection

Underground power - 3 phase provision included (where applicable).

Up to 8m

Site Fencing

Standard security fencing*

Planning

- 10.7 Certificate
- Waste management Plan
- Erosion and Sediment Control Plan
- Neighbour Notification Plan Tiling To front porch

KITCHEN

**Oven**

600mm electric oven

Cooktop

900mm gas cooktop

Rangehood

900mm canopy rangehood

Microwave

Provision for power connection - design specific

Dishwasher

Provision for cold water and power connection

Tapware

Chrome sink mixer with U-shaped swivel spout

Sink

Single or Double bowl stainless steel sink

Splashback

Tile splashback in kitchen and laundry

Benchtops

40mm only kitchen rest of the house 20mm (builders range)

Joinery & Handles

Polytec or laminated joints with two colours and with or without design

Soft Closers

Drawers and doors soft close

Pantry

Open self pantry with white melamine design

LAUNDRY

Tapware

Chrome mixture in laundry

Tub

45L stainless steel tub

Splash back

Tiles splash back up to 600

Tiling

Tiles on floor with skirting



BATHROOM & ENSUITE



Tap-ware

Chrome square or round tap-ware

Mirrors

Frameless polished edge mirror to full width of vanity

Benchtops

20mm

Vanity & Handles

Floating designer vanity in one colour only with designer handles.

Bath

1650mm rectangular bath - design specific

Shower

Semi-framed shower screen with pivot door and chrome frame

Accessories

600mm chrome double towel rail or chrome towel ring (design specific) and toilet roll holder to each toilet suite

Toilet Suite

Close coupled - soft close seat

Tiling

Fully tiled bathroom

INTERIOR



Doors

Hume plain 2340mm door

Door Stops

Standard door stoppers

Door Furniture

Lever set to internal passage & robe doors in brushed satin chrome

Robes Master Suite

2 Melamine shelf & 3 drawer set with hanging rail

Robes Other Bedrooms

Mirror or frosted sliding doors with 2 melamine shelf & 3 drawer set with hanging rail

Skirting & Architraves

Profiled 67mm architrave and skirting with paint finish

Cornice

90mm Cove cornice or 3 step

Ceiling Height

2700mm

Paint

3 coat system to all internal walls and woodwork

Staircase

Timber Handrail with Wrought Iron

EXTERIOR

**Front Entry**

Choice of 5 entry doors

Door to Laundry

Choose from glass, half glass and solid timber door

Door Furniture to External

Lever lockset in brushed satin chrome with deadbolt

Roof Pitch

As per plan

Roof Tiles

Quality concrete roof tiles, including roof sarking and Colorbond

Fascia & Gutters

Colorbond fascia and gutters

Cladding

4200mmx170mmx9mm James Hardie Primeline Newport Weatherboard

Garage Door

Automatic garage door with 2 remote controls

Bricks

Choose from Abhi Homes Builders Range

Windows

Aluminium windows & sliding doors with locks

Alfresco

As per plan

Wall Insulation

Wall insulation as per basic standard

Ceiling Insulation

Ceiling insulation as per basic standard

Taps

Garden taps to front and rear

SERVICES & SUSTAINABILITY



Hot Water

26L continuous flow system

Electrical

Single power points to appliance spots with double power plugs up to 25 points throughout the house.

Lighting

External light points to the entry and laundry area, as well as internal light points with light fittings

Exhaust Fan

Bathroom and Ensuite exhaust fans are provided where ventilation is essential.

Gas

Gas connection. (subject to availability)

Certificates

Pest Control certification, structural engineer's certificate for concrete slab, site contour survey, set-out survey and identification survey

Others

- 90 day maintenance period