



standard *inclusions*

You'll find all these luxury items inside every Arban home.

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GENERAL

Concrete Slab - Waffle pod engineer designed class "M".
2400mm ceiling height throughout.

BRICKS & ROOF TILES

Category 1 bricks from CSR - PGH.
Category 1 cement roof tiles from Monier.

WINDOWS

Powder coated aluminium windows from A&L.

INSULATION

External walls - Batts as per 6 star energy rating requirements.
Ceilings - as per 5 Star energy rating requirements.
Garage - foil wrap insulation.

HEATING

Braemar ducted heating with manual thermostat.
All ducts in ceiling, manual shutting included.

ELECTRICAL

Double power points throughout.
Single power points to dishwasher and rangehood.
Exhaust fans to ensuite and bathroom.
Batten holder light points throughout.
2 TV points + 1 telephone point.
Smoke detectors direct wired with battery backup.

PAINT

Low sheen washable to all internal walls - 2 coats.
Flat acrylic to ceiling and cornices.
Gloss enamel paint to interior doors, architraves and skirting.
Acrylic Solarguard paint to front door and external timber.

DOORS

Corinthian 2040mm entry door.
Gainsborough entry set with single cylinder deadlock.
Double panel A & L Windows glass sliding doors with keylocks.
Sliding A & L Windows glass doors to laundry with keylock.
2040mm high internal flush panel hinged opening doors.
Garage external door with keylock.
Garage access door with keylock.
Flush panel opening doors to all robes and linen.
Gainsborough contractor series door furniture throughout.

KITCHEN

Category 1 laminate cupboards with internal melamine shelves.
Category 1 overhead laminate cupboards, either side of rangehood.
Pantry with 4 melamine shelves and hinged opening door.
Category 1 laminate benchtops with square edge profile.
Category 1 tiled splashback behind cooktop.

APPLIANCES

Technika 600mm stainless steel gas cooktop.
Technika 600mm stainless steel oven.
Technika 600mm slide-out rangehood.
Omega NH359S double bowl sink.

HOT WATER SERVICE

Chromegen continuous and solar boosted.

TAPWARE

Alder Alto flickmixer tapware to ensuite, bathroom and powder vanity.
Alder Alto flickmixer tapware to showers and bathtub recesses.
Omega chrome flick mixer tap to kitchen sink.
Chrome metal cross handle tapware to laundry.
Front and rear external garden taps.

ENSUITE / BATHROOM / WC

Inset white vitreous china vanity basins, with matching waste.
Category 1 laminate vanity cupboard with internal melamine shelf.
Category 1 square edge vanity benchtop.
Semi frameless 1800mm high clear laminated glass shower screen.
Polished edge mirror above vanity.
900mm shower recess with polymarble base.
1625mm Imperial bathtub with tiled hob.
Imperial Dual flush china cistern toilet with white china pan.

LAUNDRY

Everhard 45 Litre stainless steel trough, with bypass in metal cabinet.

FLOOR COVERINGS

Hynes Category 1 Floor tiles to ensuite, bathroom, powder and laundry.
Hynes Category 1 Wall tiles as per plan.

ROBES

Single white melamine shelf with chrome hanging rail.
Flush panel hinged readicoat doors.

GARAGE

Double Garage 6000 x 5500mm internal dimension.
Plaster lined ceiling.
Double power point and light point.
Rear hinged access door with keylock.
4800 wide colorbond roller door, with brick infill above.

CONNECTIONS

Site costs and connections based on a 600m² (maximum 300mm site fall).
Connection to standard sewer and storm water at legal point of discharge.
Maximum setback of 5 metres to front of home.
Excluding all rock removal and disposal.
Standard customer account opening fees not included.