



— TRUE VINE —

- HOMES -

STANDARD INCLUSIONS

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TRUE VINE HOMES

STANDARD INCLUSIONS

STANDARD SITE COST INCLUSIONS

- Equal cut and fill up to 700mm fall across building footprint.
- Water Connection up to 8m from the front boundary of the land to the house.
- Single phase underground power connection up to 8m from the front boundary of the land to the meter box.
- Gas Connection up to 8m from the front boundary of the land to the gas meter.
- Stormwater connection up to 12m from junction point to the house.
- Sewer connection up to 12m from the junction point to the house.

THERMAL and ENERGY REQUIREMENTS (BASIX)

- R3.0 Ceiling insulation to Living Areas
- AAA star rated taps to all vanities and kitchen sink taps
- 1x 3000L above ground rain water tank with pump and all connections.
- AAA star rated Shower Heads to all showers.
- Dual Flush Toilets.
- Sarking to underside of roof tiles.
- 2x Garden taps. 1x to front and 1x to rear of home.
- 1x Internal and 1x External Gas Points.
- R2.1 Externals Wall Insulation.

FLOOR COVERINGS

- Floor tiling up to 600x600 to Porch and Balcony if any.
- Plain concrete to Alfresco.
- Floor tiling up to 600x600 to Front Entry, Entry Hallway, Kitchen, Pantry, Dining and Living room.
- Carpet to stairs and remainder of home. Selected True Vine Homes Standard Inclusions Range.

EXTERNAL ESSENTIALS

- Engineered waffle pod M-Class slab with upgraded 25Mpa concrete.
- 90mm timber frame to external walls.
- Selection from Austral Bricks Standard Inclusions Range
- 2600mm high ceilings to ground floor and 2440mm high ceilings to first floor.
- Aluminum windows and sliding doors with standard glazing.
- Standard 2100mm high aluminum sliding doors.
- Tiles from Bristle Quality Inclusions Range, 22.5 degree roof pitch with 450mm eave where required
- Colorbond metal fascia and gutter from a selection of colorbond colors.
- BGC duraplank weatherboard to façade and FC sheeting to rear elevation. Subject to design.
- 90mm PVC downpipes with a selection of paint finish.
- Termite Reticulation system to perimeter of Slab.

DOORS & DOOR FURNITURE

- Front entry door: Hume Doors Verve Range 2040mm high x 820mm wide with painted finish.
- Laundry door: Hume Doors XF3 2040mm high x 820mm wide with painted finish.
- Lane Oxford Tri Lock Set to Front Entry.
- Lane Knob Set and Double Cylinder Deadlock to Laundry and rear access doors.
- Colorbond sectional overhead garage door with garage motor, and 2x remote controls.
- Internal doors: 2040mm high and up to 820mm wide flush hollow core with painted finish.
- Lane Oxford Internal Leverset to internal doors

INTERNAL FINISHES

- 10mm plasterboard throughout including plasterboard lined interior to Garage.
- 67mm half splayed pine skirting and 67mm half splayed pine architraves.
- 90mm cove cornice throughout with square set cornice to wet areas.
- 4x White Melamine shelf to Linen and Pantry.
- 1x White Melamine shelf with single rail and flush hinged doors to robes.
- MDF treads and risers ready for carpet, paint finish to handrail, newel posts and stringers, and stainless steel bar balustrade.

PAINT

- 3-coat Taubman's "Easy Coat" to internal walls. Single color.
- 3-coat Taubman's "Easy Coat" to internal ceilings. Single color.
- Acrylic Exterior paint to all timber and metal work, downpipe, and meter box.

KITCHEN and APPLIANCES

- Laminated doors and drawers and overhead cupboards with stainless steel handles
- Plaster lined bulkheads above overhead cupboards to suit.
- Fridge provisions with power and water connection point.
- Dishwasher provisions with power and cold water connection point.
- 20mm builders range stone benchtop.
- Jersey 1080mm 1 3/4 bow flushline sink
- Pina sink mixer.
- Tile splash back above kitchen benchtop selected from Standard Inclusions Range.

ELECTRICAL - GAS - HOME COMFORT and TECHNOLOGY

- 5 Star gas instantaneous hot water system.
- Single phase meter box with earthing rod and circuit breakers.
- Allowance of 25 light bayonet points.
- One double power point to each room.
- Single power point for Microwave, Dishwasher and Fridge Provision and Garage motor (total of 4).
- Two single weatherproof external power point for Rainwater tank and Air-conditioning Unit (total 2x)
- One Two-Way Switch to 2-storey designs.
- Two TV points.
- Two Phone Points. Standard location in Kitchen and Master Bedroom.
- Three Smoke detectors. Hardwired with backup battery.
- Ducting to rangehoods & any unventilated wet areas.
- NBN provision only - including 1x double power point.

KITCHEN APPLIANCES

- 60cm 4 Burner Cooktop SS - Westinghouse
- 60cm Slide out Rangehood SS - Westinghouse
- 60cm 3 Function Oven SS - Westinghouse

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WET AREA: TILING

- 2100mm high wall tiling to showers, 900mm high wall tiling around bath tubs, and single row skirting tiles to remainder
- Full sealed waterproofing to all wet areas and balconies if any as per Australian Standards.

WET AREA: LAUNDRY

- 40L Laundry Tub & white metal cabinet
- Ivy Sink Mixer
- 300mm high tiled splash back from True Vine Homes Standard Inclusions Range.
- Washing Machine provisions with concealed Millennium Washing Machine Set.

WET AREA:

BATHROOM - ENSUITE - POWDER ROOM

- Soul 1675mm Oval Freestanding Bath.
- Semi frameless glass shower screens.
- Sorrento Wall Faced Toilet Suite.
- Forme Mont Albert wall hung vanity including choices of stone top, basin and vanity colours.
- 1000mm high x 600mm wide polished edge mirror to each basin.
- 1x 600mm Sorrento Double Towel Rail to each bathroom
- 1x Raddi Towel ring to WC's and Powder rooms
- 1x Raddi Toilet roll Holder
- 1x 100mm Square Floor Waste.
- Pina Basin Mixer
- Pina Shower/Bath Mixer
- Pina 180mm wall bath spout
- Pina single shower on rail
- Exhaust fans to all bathrooms



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