



INCLUSION OPTIONS

2023 Version Current as at 18/04/24

Essence
(2023)

PRELIMINARIES

Application Fees	Application Fees: Building, Plumbing & Water Meter	🟢
Authority Fees	Authority Fees: Q-Leave Fee & QBCC Insurance	🟢
WH&S	Workplace Health & Safety Notification Fees	🟢
Insurance	Public Liability & Construction Insurance	🟢
Energy Efficiency	Site specific Energy Efficiency (Based on light external colours, medium & dark colours can impact report and increase build costs.)	🟢
Surveyor	Full house Site Set out by Surveyor	🟢
Engineer	Full Structural Design & Certification by licenced Engineer	🟢
Drafting	Full Design including all services plans	🟢
Decorating	Full Consultation with our Fully Qualified Colour Consultant	🟢
Safety	Safety Management Plan & Monitoring	🟢
Soil Test	Site Drilling & Lab testing & Classification	🟢
Wind Rating	Site Inspection & wind calculation rating	🟢

SERVICES AND STRUCTURE

Electrical Meter Charges	Ergon Meter Charges & Power usage charges during construction	🟢
Electrical	Up to 20LM Single Phase Underground	🟢
Telephone	Up to 20LM Underground NBN Lead in	🟢
Sewerage	Up to 40LM outside slab	🟢
Stormwater	Up to 60LM from Downpipes	🟢
Water	Up to 15LM from water meter & 2 yard taps	🟢
Wind Rating	Up to a C2 Cyclone Category rating	🟢
Soil Class	Up to an "M" Class Site on a Waffle Raft Slab or "S" Class Stiffend Raft Slab	🟢
Cross Fall	Up to 600mm Max fall (400mm Cut & 200mm Filled, no piercing allowed)	🟢
Footing/Slab	Designed to fully comply with AS2870 to QBCC subsidence Policy requirements	🟢
Concrete Pump	For Footings, main slab & masonry block work all included as applicable	🟢
Termite Protection	All primary Building Elements to be constructed of Termite resistant materials to BCA req.	🟢
External Walls - Essence	2.6m High rendered Block & H2 Treated Timber frame with STRIA Cladding. (Plan specific)	🟢
Internal Walls	H2 Treated Pine Framed partition walls	🟢
Trusses	Engineer designed H2 Treated Pine Trusses	🟢
Roof Covering	Colorbond Custom Orb Metal (Standard allowed Light colour with <=0.40 solar absorbance value)	🟢
Fascia & Gutter	Colorbond Fascia & Colorbond Gutters	🟢
Downpipes	90mm PVC Painted	🟢
Insulation Roof	R1.3 min Blanket Insulation to entire roof area	🟢
Safety Battens	For WH&S safe work methods	🟢
Front Porch Slab	Exposed Aggregate Concrete	🟢
Rear Patio Slab	Exposed Aggregate Concrete (OUT TO EAVE LINE or noted on plans)	🟢

FIT OUT

Internal Ceilings	10mm Set Plasterboard	🟢
Ext. Alfresco Patio Ceiling	4.5mm FC sheet with PVC joint mould	🟢
Ext. Porch Ceiling & Soffits	4.5mm FC sheet with PVC joint mould	🟢
Internal Walls	10mm Set Plasterboard	🟢
Wet Area Walls	10mm Water Resistant Plasterboard	🟢
Garage Frame Walls	10mm Water Resistant Plasterboard	🟢
Cornice - Essence	55mm Cove Cornice to all walls (Rake ceiling areas only if applicable to be square set)	🟢
Plaster Corners	Choice of either Square set Corners or Bullnose (Rounded)	🟢
Window Reveals	Block walls to be Square Set (Top & Sides only, sill timber), Timber framed walls to be Treated Pine	🟢
Internal & External Feature Colour	DULUX Premium Paint Specification 1 x Additional External Feature Colour	🟢
Garage door	Remote Panalift Door to C2 Cyclone Rating	🟢
Front Door & Frame	Aluminium Framed Door with Clear Glass	🟢
Front Door - Lock	Gainsborough With Half-moon handle	🟢
Other External Doors	If shown on plan other external Hinge doors to be Aluminium framed glass hinge door with lever handle	🟢
Internal Doors - Essence	Humes Redicote Flat panel doors (Standard 2040mm high)	🟢
Internal Door -furniture	Gainsborough TradePRO Lever sets	🟢
Internal Door -Frame	FJ Treated Pine Jambs & door stops	🟢
Door Catches	DS1 or DS2 door catches	🟢
Skirtings	FJ 68x12 Treated Pine	🟢
Architraves	FJ 42x12 Treated Pine	🟢
Window Sills	FJ 140x19 Treated Pine	🟢
Robe Shelving - Essence	Full length top shelf & 1 nest of shelves to minor bedrooms & 2 nests to Main bedroom	🟢
Linen Shelving	4No. Full length shelves	🟢

ALUMINIUM JOINERY

Windows	Aluminium framed with Grey Glass generally & Obscure to WC's & bathrooms	🟢
Sliding Glass Doors	Aluminium Framed with Grey Glass	🟢
Sliding Glass Door locks	Key Locks	🟢
Window Screens	Insect Mesh Screens	🟢
Sliding door Screens - Essence	Grill Safety screens	🟢
Bedroom Robes - Essence	Sliding Polytec Laminate doors to all panels	🟢
Linen Cupboards	Sliding Polytec Laminate doors to all panels	🟢
Vanity Mirrors - Essence	Framed 900mm High x length of vanity	🟢
Shower Screens	Fully Framed clear glass screen with Pivot Door screens (or screenless if shown on plans)	🟢



INCLUSION OPTIONS

2023 Version Current as at 18/04/24

Essence
(2023)

FLOOR COVERINGS (to floors as marked on plan)

Carpet Bedrooms & media rooms - Essence	Carpet & Underlay selected from Builders ESSENCE Range at our partner suppliers	✔
Wet areas - Essence	Tile Supply selected from Builders ESSENCE Range at our partner suppliers	✔
Open plan living areas - Essence	Vinyl Plank Supply in standard lay selected from Builders ESSENCE Range at our partner suppliers	✔
Feature Tile Allowance	Feature Tile supply allowance PC \$350.00 (Standard labour rates to apply)	✔
Wall Tiling - Essence	2.2m to shower walls & 1.2m to bath	✔
Splashbacks	0.6m to Kitchen & Laundry 0.2m to vanities	✔
Soap Holders	To each Shower or Tile shelf or wall Recess's if shown on plans	✔
Tile Glue	Rubberised Cement Glue	✔
Tile Grouts	Grey to floors & White to walls	✔

FIXTURES & FITTINGS

Oven - Essence	Euromaid 60cm Electric Oven	✔
Cook top - Essence	Euromaid Ceramic Touch control 60cm SS Elec cooktop	✔
Range hood - Essence	Euromaid 60cm Undermount Rangehood ducted to soffit	✔
Dishwasher - Essence	Euromaid 60cm Freestanding Dishwasher	✔
Hot Water Unit	250L Electric Hot Water unit	✔
Toilet Suites	Rimless Back to Wall Soft close	✔
Toilet Roll Holders - Essence	Essence level Toilet roll holder - Mixx Shea - Chrome	✔
Bath Tub	Freestanding or Corner faced Bath (Plan specific, see plan for type and size allowed)	✔
Bath Tapware - Essence	Essence level - Mixx Shea Wall plate Mixer with Spout chrome	✔
Kitchen Sink	Alphina Quartz White Double sink	✔
Kitchen Tapware	Anise Round Goos neck sink mixer brushed brass	✔
Laundry Tub	Drop in - Classic flushline 45L SS Tub with overflow provision	✔
Laundry Taps - Essence	Essence level - Mixx Shea - Chrome	✔
Washing Machine taps	Washing Machine standard stops	✔
Vanity Basins - Essence	Essence level - Counter Top - White with pop up plug	✔
Vanity Basin Taps - Essence	Essence level - Mixx Shea wall mounted Basin Mixer - Chrome	✔
Shower Taps & Rose - Essence	Essence level - Mixx Shea wall mount Rose - Chrome	✔
Towel Rails - Essence	Essence level Towel rails - Mixx Shea Double Rail - Chrome	✔
Floor & Shower Wastes	Feature Tile insert type floor Wastes & Channel wastes (Plan specific, see plan for type and size allowed)	✔
Bathroom overflow provision	Channel wastes at access points (Plan specific, see plan for type and size allowed)	✔

ELECTRICAL FIXTURES (See our New Home Consultants to view the full electrical services layout plans for each standard plan in our plan range.)

Down lights	LED downlights	✔
WC's	2 in 1 Exhaust fan light	✘
Kitchen Bench Spots	LED downlights	✔
Garage Ceiling Lights	Single 36watt 1200mm Fluro	✔
Flood Lights	Double Globe Flood Light with Fluro lamps	✔
Vanity Lights	Feature LED downlights	✘
Ceiling Fans - Essence	Standard Ceiling Fan White (Bedrooms & media rooms if applicable)	✔
	Feature Ceiling Fan White (Living area, dining area & rear Alfresco/patio only)	✔
Exhaust Fans Bath & Ens	White round (where shown on elec plan)	✘

AIR CONDITIONING

Bedroom 1	Daikin Wall hung split system cool only	✔
Open Plan Living areas	Daikin Wall hung split system (Plan specific for number of units required.)	✔

SOLAR POWER

Solar system	3.6kw Inverter with 9x420w Solar panels mounted on roof (Panel layout subject to façade & orientation)	✔
---------------------	--	---

CABINETMAKER CABINETS

Kitchen Tops - Essence	20mm Essence Range Feature Stone	✔
Kitchen Cabinets	Laminate Finish	✔
Pantry 800mm Standard - Essence	800mm Pantry inc. Microwave Provision & Fixed Shelves (Plan specific, see plan for type and size allowed)	✔
Walk in Pantrys	Walk in Pantry if shown - 1 x laminate shelf & fixed white shelves (Plan specific, see plan for type and size allowed)	✔
Drop zone cabinetry	Feature Cabinetry allowance (if shown on plan)	✔
Cutlery Drawers	1 Set Cutlery Drawers	✔
Pot Drawers - Essence	3 Set Pot Drawers	✔
Overhead Cupboards	To ceiling to walls as marked on plan	✔
Vanity Tops - Essence	Laminate 32mm Tops	✔
Vanity Cabinets	Laminate Finish	✔
Laundry Tops - Essence	Laminate 32mm Tops	✔
Laundry Tops - Essence	Laminate Finish	✔

EXTERNAL WORKS

Driveway & path - Essence	Exposed Aggregate - Double Garage plans - 50m2 & Single Garage Plans - 25m2	✔
Clothes line	Hills Paraline Wall Mounted	✔
Letter box - Essence	Standard Selection - Powdercote	✔