



INCLUSIONS

PRECONSTRUCTION

- Fixed Price Building Contract.
- Structural Guarantee to industry standard (VIC & NSW).
- 1 on 1 consultation to finalize working drawings and specifications.
- Site investigation to determine true existing conditions.
- Obtain council building permits.
- Site works – cut & fill up to 600mm (300mm cut/300mm fill) fall of land over house area. Excl. rock.
- Allowance for 7 Star building energy rating
- BAL assessment to 12.5.
- Homeowners Warranty & Construction Insurance.

SERVICE CONNECTIONS

- Water – from connection point to house 15m.
- Sewer – from connection point to house 35m.
- Electricity – from connection point to house 15m.
- Gas – from connection point to house 15m.
- Stormwater around the home & to external connection point 100m.
- Provision only for NBN (where available).
- External taps – 2 x on home and 1 x at water meter.
- Gas & Electrical connection fees excluded.

SLAB

- Engineered concrete slab to suit S, M, M-D or H1 soil conditions.
- 20mpa concrete.

TERMITE TREATMENT

- Treated Wall Frames.
- Termite management system as per AS3660

INSULATION

- R2.5 batts to external and adjoining garage walls
- R6.0 batts to living area ceilings (excl. garage ceiling).

RAINWATER TANK

- 2000 Lt. Poly Slimline water tank with pump connected to 2 toilets and 1 external tap (NSW).

FRAMES & TRUSSES

- Standard pine engineered roof truss system.
- 300mm stud spacing to wet areas.
- 450mm stud spacing throughout.
- 2550mm high ceilings.
- Sisalation wall wrap to external walls

ROOFING

- Colorbond roof, fascia, gutters and 50 x 100 rect. Downpipes (VIC) or 80mm round PVC downpipes (NSW).
- Sisalation wrap to underside of colorbond roof.
- Roof ventilating / condensation Management, pending roof design.

BRICKS

- Choice of bricks from the SLH range \$1200 p/1000 incl GST.
- Brick infills & galvanized lintels above all windows & doors where applicable.
- Sloped sills to bottom of windows & doors.

CLOTHESLINE & MAILBOX

- Rotary or wall mountable clothesline in selection of colours.
- SLH allowance for letterbox.

WINDOWS

- Powder coated Aluminum sliding windows with fire rated flyscreens
- Obscure glazing to Ensuite, Bathroom & W.C
- Double Glazing to all windows & Sliding doors (excluding wet areas).

EXTERNAL CONCRETING

- External natural grey concrete to verandahs, alfresco, and porches (where applicable), 100mm thick.
- 50m² of natural grey concrete to driveway & crossover, 100mm thick.



INCLUSIONS

GARAGE DOORS

- Sectional door with auto opener, 3 x remote controls & dust seals.

ELECTRICAL

- 2 double power points to bedrooms, (1 x USB point and 1 GPO point in each room).
- 3 double power points to master bedroom, (2 x USB points to the 2x bedside GPO'S).
- Generous allowance of double power points to living areas – design specific.
- 1 x GPO/USB point to Kitchen.
- 3 x TV points connected to 1 roof antenna.
- 1 telephone / data point
- 2 x hard wired & battery backup Smoke detectors.
- 90mm LED downlight fittings throughout.
- Smart Light control system – (design specific).
- Push button light switches.
- Power to be in owner's name – power usage costs throughout construction paid by SLH.
- Exhaust Fans above shower to be ducted to external air.

SOLAR SYSTEM

- 6.6kw Solar System – All systems include all black finish to racking and panels.

HEATING & COOLING

- Ducted Gas Heating to all living areas, bedroom's, bathroom & ensuite.
- Evaporative Cooling – to living areas & bedroom's (excl. bathroom & ensuite).

HOT WATER SYSTEM

- 26L Instantaneous hot water system (NSW).
- Apricus solar tube hot water system, with gas boosted instantaneous (Vic. - GAS).
- Rinnai Enviroflo Heat Pump + Electric Boost 2.4Kw (Vic - ELEC.)

INTERNAL LININGS

- 10mm Plasterboard to walls and ceilings.
- Villa board to wet areas.
- Square set plaster - to all living areas, including wet areas.
- 75mm or 90mm coved/scotia cornice – to robe's, cupboards & garage area.

SKIRTINGS & ARCHITRAVES

- 67mm x 18mm MDF skirting and architraves (builder's range).

DOORS & HARDWARE

- Hume's front entry door from the Verve range – 2040mm & 2340mm high (design specific).
- Duracoat external doors (design specific).
- Hume internal doors, generous choice of styles available 2040mm high or flush panel at 2340mm high.
- Gainsborough door hardware with matching door buffers.
- Smart front entry door hardware from SLH range.

ROBES

- Space Maker Softline Wardrobe System with Sliding laminate insert doors to all robes – 2400mm high.
- WIR to include two melamine shelf towers and double hanging rail space under top melamine shelf.
- Bedrooms – One shelf tower top melamine shelf and double hanging rail space.
- Linen & Pantry – 4 rows of melamine shelves as per plan.

WALK IN PANTRY

- Laminate benchtops to walk in pantry – (design specific).
- 4 x Melamine shelves to WIP – (design specific).



INCLUSIONS

KITCHEN

- Laminate base cupboards with 20mm Quantum Zero or Caesarstone benchtops (colour's as per builder's range).
- Overhead cupboards where applicable (design specific).
- 1 x Twin 35Lt. slide out bin to Kitchen.
- Built in Oven & Cook top or Freestanding Cooker, selection from SLH Range.
- 90cm slide out or integrated rangehood, selection from SLH Range
- Build-in Dishwasher S/Steel, selection from SLH Range
- Undermount or Overmount double bowl sink 765x450mm Satin SS
- Tapware from SLH quality standard range.
- Provide Water point for Fridge.

BATHROOM & ENSUITE

- Laminate base cupboards & benchtops to vanities with high moisture resistant melamine incl. 3 x draw set.
- Selection of cabinetry handles from SLH range.
- Mirrors with MR2 framed surround over vanities.
- Semi-Frameless clear shower screen with pivot door or fixed panel screen (design specific).
- Back to wall toilet suite with soft close seat – White.
- Acrylic bath (design specific).
- Square or Round countertop or inset vanity basins.
- Tapware from SLH quality standard range.
- Accessories – Double Towel Rails & Toilet Roll Holders.

FLOOR COVERINGS – CARPET & VINYL

- Builders range carpet throughout the home – area specific. Allowance \$60m2 (incl GST).
- Builders range vinyl plank flooring throughout the home – area specific. Allowance \$85m2 (incl GST).

PAINTING

- TAUBMANS 'Professional' Paint.
- Ceilings, walls and doors painted in 3-coat system.
- All external paint work in Solarguard or equivalent, low sheen.

LAUNDRY

- Laminate base cupboards & benchtops.
- Laminate overhead cupboards (design specific).
- 1 x Slide out Laundry Hamper.
- Selection of cabinetry handles from SLH range.
- 45 Lt insert trough SS with bypass.
- Tapware from SLH quality standard range.

TILING

- Tile Allowance \$38.50m2 (incl GST) for ceramic tiles to wet areas & dry area tiling.
- Kitchen – 600mm high tiling above benchtops & up to underside of rangehood or overhead cabinets.
- Kitchen splash back Tile Allowance \$100m2 (incl GST).
- Ensuite – Full floor to ceiling wall tiling, including W.C if integrated into an open design.
- Bathroom – 1200mm high above bath and 2000mm high in shower.
- Tiled recess shower bases.
- Main W.C – Floor & skirting tile only.
- Laundry – 600mm high splash back above laundry bench top including wall space behind washing machine.
- Laundry & WIP splash back Tile Allowance \$38.50m2 (incl GST).
- Smart Tile insert floor wastes to wet areas (design specific).
- Tiled Niche or Shower Shelf to Bathroom & Ensuite.

EXCLUSIONS: FENCING, LANDSCAPING AND WINDOW COVERINGS

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We create custom homes that are not just built, but designed to elevate your lifestyle, blending innovation with attention to detail for a truly bespoke experience.

OUR MISSION

To provide superior, state of the art, yet affordable building solutions by delivering modern customised homes that are tailored to complement our client's aspirations to own affordable luxury.

OUR VISION

To provide a unique service and customer experience, allowing our clients to share the pleasure and comfort of living in a personalised superior home, designed and built together.

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