

Oak Living TREND Inclusions Summary 2020

Pre-construction

Soil test and feature survey

Property service information

Preparation of working drawings, engineering design and computations

6 star (minimum) thermal energy assessment and report

Building permit

All required insurances

Service Connections

Service connection to sites up to 525m² to legal points within or immediately adjacent site and when up to 5m setback.

Includes the following:

- Power connection (single phase)
- Dry water tapping (mains water) to same side of street
- Storm water
- Sewer drains
- Gas service
- Standard Telstra box, conduit and draw-wire
- Account opening and provider fees (by owner)

Site Conditions

Site excavation and vegetation scrape over the building platform, with up to 300mm fall

Excess soil will be stockpiled on site (if site has sufficient space)

Class 'M1' engineered waffle pod concrete slab based on no existing filling

Concrete pumping

Design and materials to suit wind zones up to 'N2'

Design and materials to suit Bushfire Attack Level [BAL] 'low'

Structure

Structural Guarantee

Stabilized pine trussed roof to engineer's specification

Site built, 90mm wall frames with 600mm stud centres to single storey homes and 450mm stud centres to lower floor external walls on double storey homes

Full Colour and Fixtures selections with a qualified consultant at the Gallerie Studio

Build time guarantee

Windows and External Doors

Clear single glazed windows with aluminium powder coated frames in awning style to front elevation and fixed/sliding style to remainder (plan specific)

Translucent glazing upgrade to bathroom, ensuite and powder room

Glass sliding door track rebated into the slab at Courtyard and Family Room for minimal transition

Locks to windows and external sliding doors (keyed alike)

Aluminium mesh flyscreens to all openable windows

Corinthian or Hume 2340mm high x 820mm wide painted or stained timber veneer front entry door

Painted 2040 x 820mm flush panel external grade door to garage external personal access door
Lockwood Nexion "tri-lock" entry set door furniture to house front entry door
Lockwood (keyed-alike) Double Cylinder Deadlock to house entry door and garage external personal access door
Weather seal to front entry door
Sectional door with auto controller, 2 remote handsets and wall switch in Colorbond

Insulation

R1.3 sisalation foil wrap to house external walls
Batt insulation to house external walls and house/garage adjoining walls as per thermal energy report (minimum R1.5)
Batt insulation to ceiling as per thermal energy report excluding Garage (minimum R2.5)
Batt insulation to garage ceiling adjoining first floor area, if applicable, as per thermal energy report (minimum R2.0)

External Features

Colorbond fascia, gutters and downpipes
Trend range brick selection with natural colour mortar and rolled joint profile
22.5 degree roof pitch with Trend range concrete roof tile selection
Choice of 2x Designer Façade styles (which comply with most Greenfield developer requirements)
Range of pre-designed Façade options available as an upgrade
Painted infill panel above front garage door (design specific)
Brickwork on steel lintels over house windows and doors (design specific)

Internal Features

2590mm ceiling height to single storey homes, and ground floor of double storey homes with 2440mm ceilings to the upper level
86mm step down from house to garage
Painted and plastered finish to internal walls and ceiling with 75mm cove cornice
2040mm high painted flush panel doors to rooms, linen cupboard, broom closet and garage internal personal access door
Privacy locks to all Bathrooms, WC's and Powder Rooms accessible from hallways
Framed vinyl sliding door robe units with 1 no. white melamine shelf and hanging rail to Bedroom built in robes
Metal lever door furniture to room doors, linen and broom cupboard
Linen/Broom cupboard with 4 no. white melamine shelves (design specific)
Metal lever external door furniture and weather seal to house/garage internal access door
Painted MDF architraves and skirting boards (for wet area skirting see wall tiling section)
Towel rails, toilet roll holders and white rubber cushion door stops
Block-out Roller Blinds to Bedroom windows only

Kitchen

Glass or Tiled splashback behind cooker
Radiant kitchen sink with drainer
Phoenix kitchen mixer tap
Kleenmaid or Tisira 60cm wall oven
Kleenmaid or Tisira 60cm gas cooktop
Kleenmaid or Tisira 60cm slide-out range hood
Kleenmaid or Tisira 60cm dishwasher
External venting to range hood
1 no. bank of cutlery drawers
Site built pantry with 4 no. white melamine shelves

Cabinetry

Laminex and Formica joinery
20mm Caesarstone benchtops with shadowline to Kitchen
20mm Caesarstone benchtops with shadowline to Kitchen, Bathroom and Ensuite
20mm laminate benchtop and shadowline with one bank of 3 drawers and cable hole with cover plate to study (design specific)
Fully lined white melamine interior
Gallerie Silver range cabinet handles

Laundry

stainless steel insert trough in trough in laminate base cabinet with 20mm laminate benchtop and shadowline
Fully lined white melamine interior
Phoenix mixer tap to laundry
Washing machine stop taps

Bathroom, Ensuite & WC and Powder

Seima Select toilet suite
Wall mirror with polished edge above vanity cabinet
Poly Marble shower bases (plan specific)
Stylus acrylic bath inset to tiled hob
Phoenix Vivid handheld shower outlet with adjustable rail
Phoenix Arlo, Teva or Pina mixer tapware and outlets
Seima vitreous china, insert vanity basin to Bathroom, Ensuite and Powder Room vanity cabinet (plan specific)
Seima vitreous china, insert vanity basin to Bathroom vanity cabinet (design specific)
Vitreous china, wall mounted vanity basin to Powder Room with vanity cabinet or Piccolo wall mounted cabinet (plan specific)

Staircase (applicable to Double Storey Homes)

Natural MDF bullnose treads and risers
Painted MDF stringer
Painted continuous painted handrail to one side
Plaster/stud dwarf wall balustrade with painted MDF capping
Enclosed void under stair with floor covering
Two way light switching between floors

Heating & Hot Water

Gas ducted heating throughout Living and Bedrooms of pitched roof houses
Manual thermostat controller/s (2 for double storey homes)
2 no. external garden taps located as per plans in addition to tap at meter point
Solar hot water service with continuous gas booster and 2 solar panels
Concealed plumbing (excludes spa bath pumps)

Electrical

Trader Puma double power points and light switch plates throughout (with white cover plates)
Batten holder light points throughout house and garage
Single Para flood light adjacent to rear external doors
Ceiling mounted, self-sealing, exhaust fans to Bathroom and Ensuite, and Powder Room (design specific)
Smoke detectors, hardwired with battery backup
RCD Safety switch and circuit breakers to meter box
Telephone point to Main Living Room
Television points to 2x Living Rooms with coaxial cable terminated in roof space for owner's future antenna (design specific)

Paintwork

Premium 3 Coat internal wall paint system
Based on one wall colour throughout and one ceiling colour throughout

Wall Tiling

Ceramic wall tiling (up to 450mm) from Beaumont Tiles to wet areas including
2000mm above shower base, bath hob and behind freestanding bath
400mm above Laundry trough
100mm high skirting tiles to Bathroom, Ensuite, Laundry, WC and Powder Room

Floor Covering

Ceramic floor tiling (up to 450mm) from Beaumont Tiles to Bathroom, Ensuite, Laundry, WC and Powder Room (includes bath hob)
Trend range Laminated Timber Floors to Living Areas and Corridors with skirting boards installed on top of timber floor
Stain block/stair-rated carpet to Bedrooms, Robes, Stairs

Disclaimer: Oak Living reserves the right to substitute any product/item with an equivalent or better product item if the original product/item has become discontinued or is not available within reasonable time period during construction.