

STANDARD HOME INCLUSIONS



UPDATED 19/9/2019

PORCH - External	DESCRIPTION	MODEL / ITEM NO
Lighting	Double LED flood light with sensor	DHFLASBOW
Downlights	1 x 10 watt white integrated flat LED dimmable downlight	10WWFLDD
Double Deadlock to Front Door	Lockwood - paradigm dead bolt round nose	005/B1CD5PK
Concrete Slab - Whole House	Plain finish concrete to engineer's specifications	
Ceiling Lining	Fibre cement sheet	
ENTRY	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	1 x double white power point Hager slimline silhouette range	WBSP25-WH
Ceiling Height Standard - Whole House	2550mm height	
Ceiling Height 2 Storey Homes - Whole House	2700mm to ground floor and 2400mm to first floor	
Entrance Door	Hume Newington Vaucluse Premier XVP11, XN1, XN5, XN6, XN7, XN16 clear glazing and painted finish. 2040mm high x 820mm wide	HUME DOORS
GARAGE - with Externals	DESCRIPTION	MODEL / ITEM NO.
General Description	Double or single garage with tiled hip roof including 4800mm nom. wide colourbond sectional overhead door to front, plaster ceiling, concrete floor and brick infill above garage front door opening. Note: flat roofed garages will have metal deck roof cover in lieu of tiled roof	
Single Roller Door - if applicable	Steel-line panelift colourbond sectional lift up door (Slimline, Glacier, Ranch, Flat Line & Heritage)	STEEL-LINE
Double Roller Door - if applicable	Steel-line panelift colourbond sectional lift up door (Slimline, Glacier, Ranch, Flat Line & Heritage)	STEEL-LINE
External Entry Door - Garage to outside house	External garage access door 2040mm high flush panel ply door	HUME DOORS
Internal Entry Door - Garage to inside house	Internal access door 2040mm high hinged redicoat flush panel door	HUME DOORS
Garage Ceiling	10mm plasterboard	
Lighting	2 x diffused double flourescent lights	ELECTRICAL SUPPLIER
Power Points	1 x double white power points Hager slimline silhouette range	WBSP25-WH
Flooring	Plain finish concrete	
Skirting	Tiled skirting to surround of garage	
MASTER BEDROOM	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	1 x double white power points Hager slimline silhouette range	WBSP25-WH
Power Points with USB	2 x double white power point with USB by Hager	WBVTV75
TV Aerial Point	Visage white - Quad Shield TV point	WBMTV75PF-WH
Windows	Aluminium sliding /awning windows	A&L WINDOWS
Door Type	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Flooring	Carpet from Category B range / 8mm & 12mm Laminate Flooring	CATEGORY B RANGE
ROBE	DESCRIPTION	MODEL / ITEM NO.
Robe	As per floorplan with single shelf 1650mm high approx. and chrome hanging rail with an aluminium framed vinyl or mirror sliding door with 2 x nest of shelves @ 400mm wide	
Walk-in Robe Door - Opening or Cavity Sliding	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Downlights (WIR)	2 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Flooring	Carpet from Category B range / 8mm & 12mm Laminate Flooring	CATEGORY B RANGE
MASTER ENSUITE	DESCRIPTION	MODEL / ITEM NO.
Frameless Glass Shower Screen	Frameless clear glass shower screen with swing door or fixed glass panel only (no door)	
Shower Mixers	Phoenix Teel shower/bath mixer chrome	118-7800-00
Shower Head	Cylindro brass 200mm shower head (round)	PRB1056
	OR Cuadro brass 195mm shower head (square)	PRB1067
Hand Held Wall Mounted Shower Head	Phoenix Vivid twin shower chrome	V726-CHR
	OR Phoenix Lexi deluxe rail shower chrome	LE685-CHR
Shower Dropper	Cylindro 600mm vertical shower arm	PRY001B
Niche to shower wall	300mm high x 500mm wide tiled to match wall tiles	
Wet Area Plaster Board & Pre Tile Waterproofing		
Downlights	2 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	1 x double white power point Hager slimline silhouette range	WBSP25-WH
Stone Vanity Tops	20mm Stone Benchtops with 40mm edging. Choice of Sparkling White 1210, Platinum Black 1240, Dapple White 1220, Sugar Rush 1270, Crystal 1290, Black Pearl 1190, Mottle Grey 1250, White Burst 1200	SMART STONE/ STONE AMBASSADOR
Vanity Cupboard	Polytec Cabinets Laminate matte or sheen finish with 200mm high tiled splashback as per plan	
White Porcelain Basin	Number as per plan. Choice from list in Internal Fixtures on Page 4	
Basin Mixer	Phoenix Teva basin mixer chrome	152-7700-00
	OR Phoenix Vivid slimline basin mixer chrome	VS770-CHR
Toilet Roll Holder	Phoenix Radii Toilet Roll Holder, square plate gun metal	RS892GM
Towel Rail	Phoenix Radii 800mm double towel rail, round plate chrome	RA812-CHR
Mirror	Polished edge full width mirror above vanity units	
Dual Flush White Porcelain Toilet	Tessa Toilet Suite - soft close seat back entry	HGTESSABACK
	Torina back to wall Toilet Suite S/C	HGTORINA
Ceramic Wall Tiles	Category B range	CATEGORY B RANGE
Ceramic Floor Tiles	Category B range	CATEGORY B RANGE
Privacy Lock	To entry door	
Ceiling Exhaust Fan	3 in 1 fan/2 globe heater/light	BR311C


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BEDROOMS	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	1 x double white power point Hager slimline silhouette range	WBSP25-WH
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
TV Aerial Point	Visage white - Quad Shield TV Point by Hager	WBMTV75PF-WH
Windows	Aluminium sliding/fixed windows as shown on floorplan	A&L WINDOWS
Door Type	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Robe - Standard - As applicable	As per floorplan with single shelf 1650 high approx. with 1 x nest of shelves and a chrome hanging rail with an aluminium framed vinyl or mirror sliding door	
Walk-in Robe Door - Opening or Cavity Sliding	Painted finish flush panel door	HUME DOORS
Downlights	4 x 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Flooring	Carpet from Category B range / 8mm or 12mm Laminated Flooring	CATEGORY B RANGE
THEATRE	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	2 x double white powers point Hager slimline silhouette range	WBSP25-WH
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
TV Aerial Point	Visage white - Quad Shield TV Point plus 1 x ethernet point	WBMTV75PF-WH
Windows	Aluminium improved by A & L Windows	A&L WINDOWS
Door Type	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Flooring	Carpet from Category B range / 8mm or 12mm Laminated Flooring	CATEGORY B RANGE
STUDY	DESCRIPTION	MODEL / ITEM NO.
Downlights	2 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	1 x double white power points Hager slimline silhouette range plus 1 x ethernet point	WBSP25-WH
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
Windows	Aluminium sliding/fixed windows as shown on floorplan	A&L WINDOWS
Door Type	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Flooring	Carpet from Category 2 range / 8mm or 12mm Laminated Flooring	CATEGORY 2 RANGE
KITCHEN	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	2 x benchtop double / Dishwasher x 1 double / Refrigerator x 1 double	
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB
Bench Tops	20mm Stone Benchtops with 80mm edging. Choice of Sparkling White 1210, Platinum Black 1240, Dapple White 1220, Sugar Rush 1270, Crystal 1290, Black Pearl 1190, Mottle Grey 1250, White Burst 1200	SMART STONE/ STONE AMBASSADOR
Kitchen Cabinets (Base and Overhead)	Polytec Kitchen Cabinets Laminated matte or sheen finish. 1 bank of 3 drawers with cutlery insert and soft close draw runners	
Soft Closing Cabinets	Included to hinged doors and drawers	
OPTION 1 - Freestanding Appliance	Kleenmaid 900mm Multifunction Freestanding Dual Fuel Oven Kleenmaid 900mm Rangehood - wall mounted	OFS9020 KCRHSCK90
OPTION 2 - Appliances	Kleenmaid 900mm Gas Cooktop Kleenmaid 900mm Rangehood - wall mounted Kleenmaid 900mm Multifunction Oven	KCGT9011 KCRHSCK90 OMF9411
OPTION 3 - Freestanding Appliances (slideout)	Kleenmaid 900mm Multifunction Freestanding Dual Fuel Oven Kleenmaid 900mm Slide Out Rangehood	OFS9020 KCRHS09010
Dishwasher Ready (Dishwasher NOT Included)	Opening will accommodate a 600mm wide dishwasher and GPO connections (water)	
Stainless Steel Sink	Piazza double bowl right hand bowl sink 1180mm OR Piazza double bowl left hand bowl sink 1180mm OR Piazza double bowl double drainer sink 1380mm	PN1180ARHB PN1180ALHB PN1380A
Goose Neck Sink Mixer	Phoenix Vivid slimline gooseneck sink mixer chrome OR Phoenix Teva 200mm squareline sink mixer chrome OR ECT Jess sink mixer with black hose	US735-CHR 152-7340-00 WT4079
Splash-Back (as per floorplan detail)	Tiles to be 600mm high unless stated otherwise OR Category A glass splashback in a range of colours Zurich, Think, Pablo, Oyster Shell, Avalon or Black Ink	CATEGORY A RANGE
Soft Closing	Included to hinged doors and drawers	
Cutlery Drawer	Built in cutlery tray	
Windows	Aluminium sliding/fixed windows as shown on floorplan	A&L WINDOWS
Flooring	Tiled as per floorplan with Category B range	CATEGORY B RANGE
PANTRY	DESCRIPTION	MODEL / ITEM NO.
Downlights	1 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	1 x double white power point Hager slimline silhouette range	WBSP25-WH
Shelving	4 x fixed melamine shelves	
DINING ROOM	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x 13W LED CCT dimmable fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	2 x double white power point Hager slimline silhouette range	WBSP25-WH
Windows	Aluminium sliding/fixed windows as shown on floorplan	A&L WINDOWS
Door Type	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Flooring	Carpet from Category B range / 8mm or 12mm Laminated Flooring	CATEGORY B RANGE
LIVING ROOM / LOUNGE	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	3 x double white power points Hager slimline silhouette range plus 1 x ethernet point	WBSP25-WH
Power Points with USB	1 x double power point with USB - Hager Visage plate in White, Black, Titanium Grey	WBVP2SUSB

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TV Aerial Point	Visage white - Quad Shield TV Point	WBMTV75PF-WH
Windows	Aluminium sliding/fixed windows as shown on floorplan	A&L WINDOWS
Door Type	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Flooring	Carpet from Category B range / 8mm or 12mm Laminate Flooring	CATEGORY B RANGE
FAMILY ROOM	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	3 x double white power points Hager slimline silhouette range	WBSP25-WH
Windows	Aluminium sliding/fixed windows as shown on floorplan	A&L WINDOWS
Door Type	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Flooring	Carpet from Category B range / 8mm or 12mm Laminate Flooring	CATEGORY B RANGE
TV Aerial Point	Visage white - Quad Shield TV Point	WBMTV75PF-WH
MAIN BATHROOM	DESCRIPTION	MODEL / ITEM NO.
Entry Door	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Bath Tub	Seima Select 1675mm inset bath	SBT-011675
	OR Matrix acrylic bath 1680mm	MB168
Bath Mixer	Phoenix Pina 180mm wall basin/bath mixer set trim kit only in chrome	153-7812-00
	OR Phoenix Teva 200mm wall basin/bath mixer set trim kit only in chrome	152-7812-00
Shower Head Hand Held	Phoenix Lexi deluxe rail shower chrome	LE 685-CHR
	OR Phoenix Lexi deluxe rail shower brushed nickel	LE 685-BN
	OR Phoenix Vivid twin shower chrome	V726-CHR
Shower Rail	Phoenix Vivid rail shower chrome	U685-CHR
Frameless Glass Shower Screen	Frameless clear glass shower screen with swing door or fixed glass panel only (no door)	
Shower Base	Insitu or Hebal hob tiled shower base	
Wall Tiles	Wall tiled to 2 metres high from Category B range - as shown on plan	CATEGORY B RANGE
Niche to Shower Wall	300mm high x 500mm wide in wall as shown on floorplan	
Wet Area Plaster Board & Pre Tile Waterproofing	To Australian Standards	
Downlights	2 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
Power Points	1 x double white power point Hager slimline silhouette range	WBSP25-WH
Deluxe Range Stone Vanity Tops	20mm Stone benchtop with 40mm edging. Choice of colours: Beton 1191, Charcoal Wash 1360, Cimento 1231, Cookie 1350, Fossil 1444, Iron 1340, Kirec 1071, Marvel 1390, Moonstone 1420, Nutmeg 1410, Pearl White 1320 and White Truffle 1395	SMART STONE/ STONE AMBASSADOR
Vanity Cupboard	Polytec Cabinets Laminate matte or sheen finish with 200mm high tiled splashback as per floorplan	
White Porcelain Basin	Number as per floorplan. Refer to list in Internal Fixtures Page 4	
Basin Mixer	Phoenix Vivid Slimline basin mixer in chrome	VS770-CHR
	OR Phoenix Teva basin mixer in chrome	152-7700-00
Chrome Toilet Roll Holder	Phoenix Radii toilet roll holder square plate in chrome	RS892-CHR
Towel Rail	Phoenix Radii 800mm double towel rail, round plate in chrome	RA812-CHR
Mirror	Polished edge full width mirror above vanity units	
Ceramic Wall Tiles	Western Distributors Category B range. As shown on plan.	CATEGORY B RANGE
Ceramic Floor Tiles	Western Distributors Category B range. As shown on plan.	CATEGORY B RANGE
Privacy Lock	Privacy lock fitted to door	
Ceiling Exhaust Fan	3 in 1 fan/2 globe heater/light	BR311C
TOILET	DESCRIPTION	MODEL / ITEM NO.
Dual Flush White Porcelain Toilet	Tessa Toilet Suite - soft close seat back entry	HGTESSABACK
	Torina back to wall Toilet Suite S/C	HGTORINA
Floor Tiles	Western Distributors Category B range. As shown on floorplan.	CATEGORY B RANGE
Chrome Toilet Roll Holder	Phoenix Radii toilet roll holder square plate in gun metal	RS892-GM
LAUNDRY	DESCRIPTION	MODEL / ITEM NO.
Downlights	1 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER
External Light	Sensor light	
Power Points	2 x Double white power point Hager slimline silhouette range	WBSP25-WH
External Door	Aluminium sliding door or Hume XF3 painted and clear glazed door with aluminium window to one side	
Door Type	Accent Haga moulded oakfield, moulded caprice, 2040mm high hinged redicoat flush panel door	HUME DOORS
Flooring	Tiles from our Category B Range	CATEGORY B RANGE
Tap	Cylindro gooseneck sink mixer chrome	PC1001SB
Trough	ECT Lavassa stainless steel laundry trough 45 litre	SSA28
Splash-back	Tiled as shown on floorplan	CATEGORY A RANGE
Washing Machine Connections	Washing machine stops mounted in cupboard Caroma (nogging support for dryer)	V7705
Towel Ring	Phoenix Radii Hand Towel Holder square plate chrome	RS893-CHR
Bench Tops	Stone benchtop 20mm Stone Benchtops. Choice of Sparkling White 1210, Platinum Black 1240, Dapple White 1220, Sugar Rush 1270 Crystal 1290, Black Pearl 1190, Mottle Grey 1250, White Burst 1200	SMART STONE/ STONE AMBASSADOR
Cupboards (as per floorplan)	Polytec Cabinets laminate matte or sheen finish to below bench only	
ALFRESCO (Where included)	DESCRIPTION	MODEL / ITEM NO.
Power Point	External power point	
Ceiling Fan	3 speed ceiling fan in gloss white or satin chrome	
Alfresco Sliding Door	A&L Sliding Door, single glazed 2110mm x 1810mm	SD1-18
Downlights	4 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	ELECTRICAL SUPPLIER

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OTHER INCLUSIONS		
PRELIMINARY	DESCRIPTION	MODEL / ITEM NO.
Obligation Free Site Appraisal	Gold Key will visit your site free of charge	
Fixed Price Contract	Gold Key price does not change unless you make a change	
Soil Report	Soil test completed to determine your slab design	
Engineer Designed Slab	Fully engineered slab design	
Working Drawings	Drawings by our draftsman, so that our contractors can build your home	
Electrical Layout Drawings	Approved electrical plans for the electrical fitout	
Building Permit Application & Fees	Lodgement of Building Permit	
Public Liability Insurance	Insurance for all contractors working on site	
Builders Insurance	Builders warranty insurance to cover you for peace of mind	
Energy Rating Assessment	Certificate to show your energy usage rating	
WARRANTY	DESCRIPTION	MODEL / ITEM NO.
180 Day Maintenance Warranty	6 month service warranty on your new home	
25 Year Structural Guarantee	Refer to Gold Key Guarantee Flyer in your 'Welcome Pack'	
Kitchen Appliances	All Kleenmaid Kitchen appliances come with a 5 year warranty	
12 Month Manufacturers Warranty	Hot Water Service, Solar Unit	
SITE WORKS AND ALLOWANCES	DESCRIPTION	MODEL / ITEM NO.
Foundations/Fall of Land	Class 'M' Concrete Slab with maximum 600mm fall to site	
Temporary Fencing & Portable Toilet	As required	
Roof Safety Rail	As required	
Scaffolding	As required	
Termite Treatment	As required	
Silt Protection	As required	
Waste Bin/Cage	Included	
DOORS, LOCKS, HANDLES	DESCRIPTION	MODEL / ITEM NO.
Main Entrance Door	Hume Newington XN6, XN7, XN16 clear glazing and painted finish	HUME DOORS
Rear Garage Door	Weatherproof ply door (where required)	HUME DOORS
Alfresco / Patio	Aluminium sliding door with key lock	HUME DOORS
Laundry Door	Aluminium sliding door with key lock or Hume XF3 timber door (where required)	HUME DOORS
External Front Door Lock	Lockwood Nexion front door lock	LOCKWOOD
External Door Locks	Lockwood District or Vacinity door handles	LOCKWOOD
Internal Door Handles & Locks	Lockwood Velocity 63mm Internal door handles in satin or polished chrome	LOCKWOOD
Garage Door/s	Steel Line Garage Doors Slim Line, Glacier, Ranch, Flatline, Heritage with two handsets and wall mounted opener	STEEL LINE
Flyscreens to all Sliding Doors	Fibre glass mesh fly screens	HUME DOORS
Quality Sliding Doors	A&L Windows & Doors Aluminium in a range of colours	A&L WINDOWS
Door Stops	To all internal and external swinging doors	A&L WINDOWS
Kitchen and Vanity Handles	Selected from Category B range	CATEGORY B RANGE
WINDOWS	DESCRIPTION	MODEL / ITEM NO.
Quality Sliding Windows	A&L Windows & Doors Aluminium in White, Surfmist, Merino, Dune, Jasper, Precious Silver, Woodland Grey, Monument, Black	A&L WINDOWS
Brick Infills	Brick infills with steel lintels above all windows and garage door	
PAINT	DESCRIPTION	MODEL / ITEM NO.
Three Coat Paint System Throughout	Walls and Ceilings - Haymes Newlife Paints First Coat Prep Ultraseal Undercoat, Top Coat x 2 in Ultra Premium Interior Expressions Low Sheen Acrylic Low BOC	HAYMES
Doors, Skirting & Architraves in Gloss Paint	Haymes Ultra Premium Ultra Seal, Top Coat Newlife High Gloss Enamel	HAYMES
External Grade Paint	Where required	HAYMES
CONNECTIONS	DESCRIPTION	MODEL / ITEM NO.
Underground Electricity Mains	Connection to main switchboard - up to 13 metres	
Telephone Point	NBN ready connection	
Gas Connection	Up to 20 metres allowance	
PLUMBING AND DRAINAGE	DESCRIPTION	MODEL / ITEM NO.
Garden Taps	Standard garden tap at front and rear of property	
Mains Water Supply	Connection allowance	
Sewer Line	Allowance 12 metres to main connection point	
Stormwater	Allowance 20 metres from house to connection point	
Solar Hot Water & Continuous Flow System	Rinnai solar hot water system with 26 litre continuous flow	B26N60
INSULATION	DESCRIPTION	MODEL / ITEM NO.
Ceiling	Bradford Insulation R3.5 batts to living areas only (Subject to Energy Rating Report)	BRADFORD INSULATION
External Walls	Bradford Insulation R1.5 batts and silver foil wraps (Subject to Energy Rating Report)	BRADFORD INSULATION
EXTERNAL FIXTURES	DESCRIPTION	MODEL / ITEM NO.
Bricks	Access: Ruby and Chestnut	ACCESS RANGE
	Homestead: Buff, Redgum, Tan, Blackwood and Red	
	Settlers: Beachwood, Mannagum, Pepperwood	
First Floor (Double Storey Homes Only)	Lightweight cladding with render or James Hardy Scyon Matrix Cladding	
Concrete Roof Tiles 23° Pitch	Bristle Roofing - Classic Range: Mulga, Choc Royale, Char Grey, Gun Metal, Charcoal, Shadow	CLASSIC RANGE
	Bristle Roofing - Prestige Range - Palladium, Titanium, Tungsten, Carbon, Carbide	PRESTIGE RANGE

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Colourbond Metal Fascia, Gutter and Downpipes	Colourbond Surfmist, Evening Haze, Classic Cream, Paperbark, Shale Grey, Dune, Cove, Pale Eucalypt, Woodland Grey, Windspray, Gully, Mangrove, Deep Ocean, Cottage Green, Wallaby, Jasper, Basalt, Manor Red, Night Sky, Ironstone, Terrain, Monument	CATEGORY B RANGE
INTERNAL FIXTURES	DESCRIPTION	MODEL / ITEM NO.
Cornice	75mm cove cornice - Boral Plaster	USG BORAL
Skirting and Architraves	Hume 67 x 18 MDF architraves and skirting	VIC101906
Door Handles & Locks	Lockwood Velocity 63mm internal door handles in satin or polished chrome	LOCKWOOD
Light Switches	Hager Visage white light switches (1G - 6G)	HAGER
Power Points	Hager Visage white power point throughout	ELECTRICAL SUPPLIER
	Cyber Range power point to kitchen splashback only	ELECTRICAL SUPPLIER
Smoke Detectors Direct Wired to Main Power	Australian Standard Approved smoke detectors	ELECTRICAL SUPPLIER
Basin (Select from range)	ECT Lois (Insert Basin)	WB4583
	ECT Como (Semi Recessed)	WB5043
	ECT Guarda (Semi Recessed)	WB5534
	ECT Sorrento (Above Counter)	WB4737
	ECT Artistic (Above Counter)	WB4047
	ECT Odyssey (Above Counter)	WB5577
	ECT Picasso (Above Counter)	WB5443
	ECT Massimo (Above Counter)	WB4076C
	ECT Viola (Above Counter)	WB4419
	ECT Eternal (Above Counter)	WB4030
	ECT Vivo (Above Counter)	WB4044
HEATING	DESCRIPTION	MODEL / ITEM NO.
Ducted Heating	Braemar Ducted Heating (18kw) to 8 points with manual controller (can change depending on roof design and access)	BMQ1150
COOLING	DESCRIPTION	MODEL / ITEM NO.
Ducted Evaporative Cooling	Braemar Evaporative Cooling up to 8 points (can change depending on roof design and access)	
OTHER	DESCRIPTION	MODEL / ITEM NO.
Wall Framing	MGP10 pine framing throughout	
Internal & External	Professional builders clean pre handover	
Site Visits	3 x scheduled site visits with Gold Key supervisor	
Skirting Tiles to Wet Areas	100mm high skirting tiles	
Street Number	225mm x 300mm backing panel with street number and/or address. Backing panel comes in Brushed Aluminium. Gold Key will install this sign with Brushed Aluminium Mounts. A range of text colours and type faces available.	
STAIRCASE - D/S HOME ONLY	DESCRIPTION	MODEL / ITEM NO.
Maple Timber Handrail and Newel Posts	Gowling Stairs MDF staircase carpet finish with timber hand rail mounted to wall if applicable OR as stated on floorplan. Clear coat finish	

GOLD KEY OFFERS THE FOLLOWING GUARANTEES...

