


STANDARD HOME INCLUSIONS




UPDATED 11/9/2020

ENTRY	DESCRIPTION	MODEL / ITEM NO.
Downlights	3 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Ceiling Height - Single Storey	2550mm height	
Ceiling Height - Double Storey	2700mm to ground floor and 2400mm to first floor	
Entrance Door	Corinthian clear glazed PMAD Series Entry Door - 820mm x 2040mm	CORINTHIAN DOORS
GARAGE - with Externals	DESCRIPTION	MODEL / ITEM NO.
General Description	Double or single garage 4800mm nom. wide Colorbond 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	Colorbond sectional lift up door (Slimline, Glacier, Ranch, Flat Line & Heritage)	
Double Roller Door - if applicable	Colorbond sectional lift up door (Slimline, Glacier, Ranch, Flat Line & Heritage)	
External Entry Door - Garage to outside house	External garage access door 2040mm high flush panel ply door	
Internal Entry Door - Garage to inside house	Internal access door 2040mm high hinged redicoat flush panel door	
Lighting	2 x diffused double fluorescent lights (1 x to single garages)	
Power Points	1 x double white power point Clipsal 'Ironic' range	
Flooring	Plain finish concrete	
Skirting	Tiled skirting to surround of garage	
MASTER BEDROOM	DESCRIPTION	MODEL / ITEM NO.
Downlights	4 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Power Points	1 x double white power point Clipsal 'Ironic' range	
Power Points with USB	2 x double white power point with USB by Clipsal	
TV Aerial Point		
Windows	Aluminium sliding /awning windows (awning to front façade only)	
Flooring	Carpet from Category 2 range / 8mm Laminate Flooring from Category 1 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 1 x nest of shelves @ 400mm wide	
Downlights (WIR)	1 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Flooring	Carpet from Category 2 range / 8mm Laminate Flooring from Category 1 Range	
MASTER ENSUITE	DESCRIPTION	MODEL / ITEM NO.
Semi-Frameless Glass Shower Screen	Semi-frameless clear glass shower screen with swing door	
Shower Mixers	Phoenix 'Pina' wall mixer with diverter	153-7940-00
	Phoenix 'Teva' wall mixer with diverter	152-7940-00
Hand Held Wall Mounted Shower Head	Phoenix 'Pina' twin shower chrome	153-6800-00
	Phoenix 'Teva' twin shower chrome	152-6500-00
Ceramic Wall Tiles	Western Distributors Category B range. As shown on plan.	CATEGORY B RANGE
Niche to Shower Wall	300mm high x 500mm wide tiled to match wall tiles	
Downlights	2 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Power Points	1 x double white power point Clipsal 'Ironic' range	
Stone Vanity Tops	20mm Stone Benchtops with 40mm edging. Smartstone Essentials Range or Stone Ambassador Essentials Range	SMART STONE/ STONE AMBASSADOR
Vanity Cupboard	Polytec Melamine 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	
Basin Mixer	Phoenix 'Teva' basin mixer chrome	152-7700-00
	Phoenix 'Pina' basin mixer chrome	153-7700-00
Toilet Roll Holder	Phoenix 'Radii' toilet roll holder	RS892-CHR
Towel Rail	Phoenix 'Radii' 800mm double towel rail	RA812-CHR
Mirror	Polished edge full width mirror above vanity units	
White Porcelain Toilet	Siema Modia Clean Flush Classic Toilet Suite	HGTESSABACK
Ceramic Wall Tiles	Category B range	
Ceramic Floor Tiles	Category B range	
Privacy Lock	To entry door	
Ceiling Exhaust Fan	3 in 1 fan/2 globe heater/light	
BEDROOMS	DESCRIPTION	MODEL / ITEM NO.
Downlights	2 x 13W LED CCT dimmable fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Power Points	1 x double white power point Clipsal 'Ironic' range	
Power Points with USB	1 x double power point with USB - Clipsal in White	
Windows	Aluminium sliding/ fixed windows as shown on floorplan	
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	2040mm high hinged redicoat flush panel door	
Flooring	Carpet from Category 2 range / 8mm Laminate Flooring from Category 1 Range	
THEATRE	DESCRIPTION	MODEL / ITEM NO.
Downlights	2 x 13W LED CCT fixed round IP44 illuminati downlight with warm, cool or daylight globes	
Power Points	1 x double white powers point Clipsal 'Slimline' range	
Power Points with USB	1 x double power point with USB - Clipsal in White	
TV Aerial Point		

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Windows	Aluminium sliding/fixd windows as shown on floorplan	
Flooring	Carpet from Category 2 range / 8mm Laminate Flooring from Category 1 Range	
STUDY (if applicable)	DESCRIPTION	MODEL / ITEM NO.
Downlights	2 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Power Points	1 x double white power points Clipsal 'Iconic' range plus 1 x ethernet point	
Windows	Aluminium sliding/fixd windows as shown on floorplan	
Flooring	Carpet from Category 2 range / 8mm Laminate Flooring from Category 1 Range	
KITCHEN	DESCRIPTION	MODEL / ITEM NO.
Downlights	3 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Power Points	1 x kitchen benchtop double / dishwasher x 1 single / refrigerator x 1 single	
Power Points with USB	1 x double power point with USB - Clipsal in White	
Bench Tops	20mm stone benchtops with 40mm edging to kitchen benchtop, 80mm edging to island benchtops. Smartstone Essentials Range or Stone Ambassador Essentials Range	SMART STONE/ STONE AMBASSADOR
Kitchen Cabinets (Base and Overhead)	Polytec Melamine kitchen cabinets. Laminate matte or sheen finish. 1 bank of 3 pot drawers and 1 bank of cutlery drawers with soft close runners	
Soft Closing Cabinets	Included to all hinged doors and drawers throughout	
Rangehood	Fisher & Paykel Stainless Steel 90cm Canopy Rangehood	HC90PLX4
Oven / Cooktop	Fisher & Paykel Stainless Steel 90cm 7 Function Freestanding Oven/Cooktop	OR90SCG1LX1
Dishwasher Ready (Dishwasher NOT Included)	Opening will accommodate a 600mm wide dishwasher and GPO connection (water)	
Stainless Steel Sink	Siema 'Kubic' Double Bowl Sink - Left hand with drainer	SKS-KA-200-LD
	Siema 'Kubic' Double Bowl Sink - Right hand with drainer	SKS-KA-200-RD
Goose Neck Sink Mixer	Phoenix 'Pina' 200mm gooseneck sink mixer chrome	153-7330-00
	Phoenix 'Teva' 200mm squareline sink mixer chrome	152-7340-00
Splash-Back (as per floorplan detail)	Tiles to 600mm high unless stated otherwise OR Category B glass splashback	CATEGORY B RANGE
Soft Closing	Included to hinged doors and drawers	
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	
Power Points	1 x double white power point Clipsal 'Slimline' range	
Shelving	4 x fixed melamine shelves	
DINING ROOM	DESCRIPTION	MODEL / ITEM NO.
Downlights	3 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Power Points	1 x double white power point Clipsal 'Slimline' range	
Windows	Aluminium sliding/fixd windows as shown on floorplan	
Flooring	Carpet from Category 2 range / 8mm Laminate Flooring from Category 1 Range	
LIVING ROOM / LOUNGE	DESCRIPTION	MODEL / ITEM NO.
Downlights	3 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Power Points	2 x double white power points Clipsal 'Slimline' range	
TV Aerial Point		
Windows	Aluminium sliding/fixd windows as shown on floorplan	
Flooring	Carpet from Category 2 range / 8mm Laminate Flooring from Category 1 Range	
MAIN BATHROOM	DESCRIPTION	MODEL / ITEM NO.
Bath Tub	Seima Select 1675mm inset bath	SBT-011675
Bath Mixer	Phoenix 'Pina' 180mm wall basin/bath mixer set trim kit in chrome	153-7812-00
	Phoenix 'Teva' 200mm wall basin/bath mixer set trim kit in chrome	152-7812-00
Shower Mixers	Phoenix 'Pina' wall mixer with diverter	153-7940-00
	Phoenix 'Teva' wall mixer with diverter	152-7940-00
Hand Held Wall Mounted Shower Head	Phoenix 'Pina' twin shower chrome	LE 685-CHR
	Phoenix 'Teva' twin shower chrome	LE 685-BN
Semi-Frameless Glass Shower Screen	Semi-frameless clear glass shower screen with swing 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 tiled to match wall tiles	
Downlights	1 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	
Power Points	1 x double white power point Clipsal 'Iconic' range	
Deluxe Range Stone Vanity Tops	20mm stone benchtops with 40mm edging. Smartstone Essentials Range or Stone Ambassador Essentials Range	SMART STONE/ STONE AMBASSADOR
Vanity Cupboard	Polytec Melamine 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	
Basin Mixer	Phoenix 'Teva' basin mixer in chrome	152-7700-00
	Phoenix 'Pina' basin mixer in chrome	153-7700-00
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	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	
TOILET	DESCRIPTION	MODEL / ITEM NO.
White Porcelain Toilet	Siema Modia Clean Flush Classic Toilet Suite	STO-306-01

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Floor Tiles	Category B range.	CATEGORY B RANGE
Chrome Toilet Roll Holder	Phoenix 'Radii' toilet roll holder	RS892-CHR
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	Double LED flood light	
Power Points	2 x Double white power point Clipsal 'Iconic' range -1 above and 1 below benchtop	
External Door	Aluminium sliding door 2040mm high flush panel hinged door	
Flooring	Category B range.	CATEGORY B RANGE
Tap	Phoenix 'Pina' 200mm gooseneck sink mixer chrome	153-7330-00
Trough	Siema 'Kubic' single bowl sink	SKS-KU500
Splash-back	Tiled as shown on floorplan from Category B range	CATEGORY B RANGE
Washing Machine Connections	Phoenix chrome washing machine stops mounted in cupboard	461-CHR
Towel Ring	Phoenix 'Radii' hand towel holder square plate chrome	RS893-CHR
Bench Tops	20mm stone benchtops. Smartstone Essentials Range or Stone Ambassador Essentials Range	SMART STONE/ STONE AMBASSADOR
Cupboards (as per floorplan)	Polytec Cabinets. Laminate matte or sheen finish to base cabinets 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	
Downlights	2 x 13W LED CCT fixed round IP44 'Illuminati' downlight with warm, cool or daylight globes	

OTHER INCLUSIONS		
SITE WORKS AND ALLOWANCES	DESCRIPTION	MODEL / ITEM NO.
Foundations/Fall of Land	Slab - M class slab with a maximum of 300mm cut / fill	
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	Corinthian doors 'Maddison' series clear glazing and painted finish	CORINTHIAN DOORS
Internal Doors	2040mm high hinged redicoat flush panel door	CORINTHIAN DOORS
Rear Garage Door	Weatherproof ply flush panel door	CORINTHIAN DOORS
Alfresco / Patio	Aluminium sliding door with key lock	
Laundry Door	Aluminium sliding door with key lock or flush panel door	
Front Door Handle	Gainsborough tri-lock contemporary bright/satin chrome	8901ANGBC/SC
Internal Door Handles	Gainsborough 'Liana' G4 series chrome or bright chrome	
Garage Door/s	Colorbond sectional garage door	STEEL LINE
Privacy Locks	Privacy lock fitted to door in Master Ensuite, Main Bathroom, WC and Powder Rooms	
Door Stops	Gainsborough chrome tube wall stops	
Kitchen and Vanity Handles	Selected from Category B range	CATEGORY B RANGE
WINDOWS	DESCRIPTION	MODEL / ITEM NO.
Windows	Aluminium framed windows in White, Surfmist, Merino, Dune, Jasper, Precious Silver, Woodland Grey, Monument, Black. Awning to façade only	
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
PLUMBING AND DRAINAGE	DESCRIPTION	MODEL / ITEM NO.
Solar Hot Water & Continuous Flow System	Rinnai solar hot water system with 26 litre continuous flow	B26N60
INSULATION	DESCRIPTION	MODEL / ITEM NO.
Ceiling	R3.5 batts to living areas only (Subject to Energy Rating Report)	
External Walls	R1.5 batts and silver foil wraps (Subject to Energy Rating Report)	
EXTERNAL FIXTURES	DESCRIPTION	MODEL / ITEM NO.
Bricks	Access: Ruby and Chestnut	ACCESS RANGE
	Homestead: Buff, Redgum and Blackwood	HOMESTEAD RANGE
	Settlers: Beachwood, Mannagum, Pepperwood	SETTLERS RANGE
First Floor (Double Storey Homes Only)	Lightweight cladding with render or James Hardy Scyon Matrix Cladding	
Concrete Roof Tiles 23° Pitch	Traditional Range - Chocolat, Ember, Magnum, Redwood and Sanctuary	TRADITIONAL RANGE
	Heritage Range - Aberdeen, Blackstone, Granite, Newcastle and Stonehenge	HERITAGE RANGE
	Designer Range - Bronze, Mallee, Parchment, Phoenix	DESIGNER RANGE

STANDARD HOME INCLUSIONS		
Colourbond Metal Fascia, Gutter and Downpipes	Available colours: 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	
Skirting and Architraves	67mm x 18mm MDF square dressed or bevelled edge architraves and skirting	
Smoke Detectors Direct Wired to Main Power	Australian Standard Approved smoke detectors	
	Kyra	SBC-010B
	Kyra	SBC-208
	Kyra	SBC-017
	Nimos	SBC-002
	Chios	SBC-205
	Chios	SBC-201
Basin (Select from range)	Siema - Kyra - SBC - 010B, Kyra - SBC - 208, Kyra - SBC - 017, Nimos - SBC - 002, Chios - SBC - 205, Chios - SBC - 201	
HEATING	DESCRIPTION	MODEL / ITEM NO.
Ducted Heating	Ducted Heating to 8 points with manual controller (subject to roof design and access)	
COOLING	DESCRIPTION	MODEL / ITEM NO.
Ducted Evaporative Cooling	Evaporative Cooling up to 8 points (subject to roof design and access)	
OTHER	DESCRIPTION	MODEL / ITEM NO.
Skirting Tiles to Wet Areas	100mm high skirting tiles (including Garage)	
Street Number	225mm x 300mm backing panel with street number and/or address. Backing panel comes in Brushed Aluminium. A range of text colours and type faces available. Gold Key will install this sign.	
STAIRCASE - D/S HOME ONLY	DESCRIPTION	MODEL / ITEM NO.
Timber Handrail and Newel Posts	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...

