

# Wisdom

HOMES



## Your Inclusions

BUILD YOUR  
**momentum**  
WITH WISDOM HOMES

# Your Inclusions

## KITCHEN

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**Benchtops & cabinetry:** Contemporary kitchen design with Laminex “Lamiwood” cabinetry and benchtops. Dishwasher space with provision for cold water and power connection.

**Overheads:** Laminated overhead kitchen cupboards to both side of rangehood and above refrigerator space (selected designs).

**Bulkhead:** 650mm wide plasterboard lined bulkheads above all overhead cupboards.

**Handles:** Hettich Horizontal Baldone handles to cabinetry and drawers (including pantry).

**Drawers:** Set of four drawers with Hettich soft close runners.

**Soft Closers:** Hettich soft closers to cabinetry doors.

**Pantry:** Pantry with four white melamine shelves with 100mm melamine apron fascia.

**Splashback:** Tiled splashback between benchtop and underside of overhead cabinetry or feature fixed splashback window (design specific).

**Cooktop:** Omega 600mm stainless steel gas cooktop (subject to gas availability).

**Oven:** Omega 600mm under bench stainless steel with black glass oven.

**Rangehood:** Omega 900mm stainless steel canopy externally ducted rangehood.

**Sink:** Base MKII double bowl stainless steel overmount sink.

**Tapware:** Mizu Soothe chrome finish sink mixer tap.

## BATHROOM

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**Vanities:** Laminate finish floating vanity unit with laminate benchtop and Kado Lux 475mm x 430mm vanity basin with Mizu Drift chrome pop up plug and waste.

**Tapware:** Mizu Soothe chrome basin, bath and shower mixers. Milli Edge chrome waterfall bath spout. Posh Bristol chrome handheld shower and rail to shower.

**Showers:** Semi-framed ‘Illusion’ shower screens with powder coated aluminium frame and tiled shower niche with feature tile.

**Baths:** Built-in Caroma Newbury 1675mm bath in tiled hob.

**Toilets:** Clark round back to wall vitreous china close couple toilet suite with soft close lid.

**Mirrors:** Polished edge frameless mirror 1000mm high x 600mm wide above each vanity basin.

**Accessories:** Phoenix Gen X chrome single towel rails to bathroom and ensuite. Phoenix Gen X chrome toilet roll holders.

**Exhaust fans:** Exhaust fan to bathroom and ensuite (ducted externally).

**Privacy:** Privacy locks to bathroom, ensuite and WCs.

**Tiling:** Ceramic floor tiles 450mm x 450mm. Ceramic wall tiles 450mm x 350mm, up to 2.0m in shower, up to 500mm over bath and single row of skirting to remainder.

## LAUNDRY

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**Laundry tub:** Base 45 litre stainless steel laundry tub with white powder coated freestanding metal cabinet. Hot and cold washing machine taps concealed within freestanding laundry tub.

**Splashback:** Ceramic splashback tile 600mm high behind tub.

**Tapware:** Base MKII chrome mixer tap to laundry tub.

**Tiling:** Ceramic floor tiles 450mm x 450mm. Ceramic single row skirting tile.

## INTERNAL

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**Ceiling:** 2440mm (nominal) ceiling height throughout.

**Cornice:** 90mm Cove cornice to wall and ceiling junction throughout home.

**Skirting:** 67mm half splayed skirting and architraves in paint finish.

**Doors & robes:** Hume 2040mm high painted flush doors including pantry, linen and robes (design specific).

**Door furniture:** Lanes Cambridge internal door lever handles with round rose. White cushion door stops.

**Shelving:** One white melamine shelf with hanging rail to robes, and four shelves to linen.

**Paint:** Taubman’s three coat “Easycoat” system, including Taubmans water based enamel gloss to woodwork.

## ELECTRICAL

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**Lighting:** Batten holder with globes to each internal room as per electrical plan. Batten holder to porch, outdoor leisure / above external sliding doors and above laundry door (design specific) as per electrical plan.

**Powerpoints:** Double powerpoint to each room and connections.

**Phone:** Two telephone points.

**Television:** Two television points.

**Smoke detectors:** Hard wired smoke detectors complete with back up battery.

**Meter box:** Single phase meter box, earth leakage safety switch protecting all lights and power points.

## EXTERNAL

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**Frame:** Blue Hyne T2 termite resistant 90mm timber frames and truss system.

**Facade:** Selected face bricks (Austral - Everyday Life Range “Engage, Freedom & Leisure” and Wilderness Range “Blackbutt, Blue Gum & Silver Birch”) with off-white mortar and ironed joints.

**Porch:** Concrete porch with tiled finish.

**Fascia and gutter:** Colorbond pre-finished metal fascia and gutters.

**Eaves:** 450mm wide eaves including soffit lining (design specific).

**Roof:** Bristle classic profile concrete roof tiles. 22.5 degree roof pitch (design specific).

**Garage:** Plaster lined and painted garage with brickwork over door. Dynamic sectional overhead garage door with flatline profile. Auto garage door opener with 2 remote controls.

**Insulation:** Bradford ceiling insulation of R5.0 to ceilings, excluding garage, porch and outdoor leisure. Bradford wall insulation of R2.0 to external walls.

**Front door:** Painted timber entry door frame with clear glass sidelights (design specific). Hume VER1 820mm x 2040mm front entry door, painted finish with clear glazing and weather seal to bottom of door.

**Front door furniture:** Lane Cambridge Corvan entrance set to front entry door.

**Laundry Door:** Hume 820mm x 2040mm laundry door, painted finish with clear glazing and weather seal to bottom of door with Lanes Ceres entrance set and Lane double cylinder deadbolt (design specific).

**Sliding doors:** Powder coated aluminium doors with keyed locks (design specific).

**Windows:** Translucent laminated glazing to wet area windows. Powder coated aluminium with keyed locks to all openable windows.

**Termite treatment:** Reticulated termite treatment system to the perimeter of the home.

## GAS

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**Gas point:** One gas bayonet point to living area.

**Hot water system:** Rheem Metro Max 26L 6 star instantaneous continuous flow hot water unit (subject to gas availability).

## SAFETY & SECURITY

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HIA Fixed Price Contract – 12 month contract validity. Home Owners Warranty Insurance.

Statutory structural guarantee period.

Wisdom Homes 25 year structural guarantee.

90 day maintenance period from practical completion.

## SITE WORKS & BASIX

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**Earthworks:** Site costs based on earthworks up to 1m of fall over the building envelope with equal cut & fill to provide a level building platform (excludes drop edge beam and splits / garage step downs if required).

**Slab:** Concrete pump for slab and piercing. Concrete piercing up to an average of 1.5m deep. ‘M’ or ‘H1’ soil classification concrete slab including porch and outdoor leisure in accordance with AS298–2011, designed and certified by a qualified engineer.

**Sewer:** Sewer connection within 10 lm of the building (to an accessible existing junction point within the site boundary).

**Stormwater:** Stormwater connection within 10m of the building (to street gutter or accessible stormwater easement).

**Water:** Water connection to near side (up to 10 lm front boundary setback).

**Gas:** Gas connection (up to 10m from front boundary setback) subject to availability of gas service.

**Power:** Single phase underground power (up to 10 lm front boundary setback). Mains connection must be within the site area).

**Phone:** Provision for future telephone connection with underground conduit for connection (up to 10 lm front boundary setback).

**NBN ready homes:** Conduit & wiring upgrade provided for future connection by network provider.

**Water tank:** Up to 3000 litre rain water tank including one garden tap adjoining.

**Garden taps:** Two mains water garden taps (one to front and one to rear).

**Weatherproof seals:** To bottom of front entry and laundry doors.

## OTHER ESSENTIALS

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Planning Certificate (Section 10.7 EPA Act 1979).

Development Application with Construction Certificates or complying development certificate fees.

Plans and specifications.

Occupation Certificate fees.

Engineers soil classification and slab design.

Australian Height Datum (AHD) Contour Survey.

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