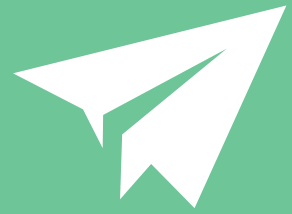


# First Start

AFFORDABLE HOMES



## Standard Inclusions



**NATIONAL CONSTRUCTION CODE 2022 COMPLIANT, PUBLISHED & APPLICABLE 1ST MAY 2024.**



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Please note that Images in this brochure may include upgrade items and show selections and features not supplied by Beachwood Homes including landscaping, window furnishings, finishes, decor and furniture.

@Beachwood Homes Pty Ltd CDB-U 51671

## PRELIMINARIES

Engineered soil test & feature Site survey

Detailed technical construction drawings

Complete engineered structural design

Bushfire report and assessment (BAL)

Domestic Builders Insurance policy, issued upon signing of HIA Building Contract

Building permit fees allowing for engagement of "Advance Building Strategies" (Builder's preferred relevant Building Surveyor).

## GENERAL

25-year structural guarantee - refer to Terms and Conditions

12-month maintenance period after handover

Detailed site and house clean prior to handover

## 7 STAR ENERGY RATING

Comprehensive 7-Star energy rating report and compliance on any orientation

Full vapour permeable sisalation wrap to external walls

Insulation batts to comply with your site specific energy rating requirements:

- to habitable area ceilings under roof area (up to R6.0 rating batts)
- to all external walls of dwelling and Garage/internal common wall (up to R2.5 rating batts)
- to required internal perimeters of Laundry area (up to R2.5 rating batts)
- to required floor joist area with habitable rooms above (up to R3.5 rating batts)

Window & Door glazing to comply with energy rating requirements:

- Single Storey Awning Windows – Double Glazed Low-E glass (Clear & Optitherm glass);
- Double Storey Awning Windows – Thermally Broken frame with Double Glazed Low-E glass (Clear & Optitherm glass);
- Sliding and Fixed Windows – Double Glazed Low-E glass (Clear & Optitherm)
- Sliding Doors – Double Glazed Low-E glass (Clear & Optitherm glass)
- Laundry doors – Single Glazed (Clear glass)

Sealed door frames to all external doors

Draft stoppers to all ceiling exhaust fans

## WHOLE OF HOME REPORT REQUIREMENTS

Design and site specific 'Whole of Home' assessment report and compliance

Provide 3kW Solar PV system with solar panels fitted to external roof (Jinko Solar Tiger – 440W panels) with Solis 2.5kW inverter

## LIVABLE HOUSING DESIGN REQUIREMENTS

Level threshold access achieved via garage / dwelling man door threshold & composite rubber construction ramp fixed & fitted to garage side

Design specific NCC Compliant door widths, passage widths & circulation requirements

Grabrail substrate fixings placed within wall cavities to:

- Rear and sides of nominated toilet pan
- Head and side of one bathtub (Design dependent if required only)
- Two adjacent walls in one nominated shower

## SERVICES & CONNECTIONS

Relevant water authority, sewer & water application fees for dry tapping only (Contributions excluded)

Connection of sewer & stormwater to point within allotment (up to 650m<sup>2</sup>)

Single phase electricity from existing underground pit to meter box (up to 15 linn)

Mains natural gas connection (if available)

Telstra phone underground service line fitted off & ready for account connection by occupier

Water connection from mains meter to dwelling including two external taps (one tap at meter location)

## BASE CONSTRUCTION

Excavation and soil removal for up to 300mm of fall across site

Engineered waffle concrete slab construction to 'H' class soil classification

Termite protection shields to service penetrations & a reticulated underground system installed to the entire perimeter of the dwelling or perimeter physical barrier home guard blue system.

Porch/Outdoor Living areas have tie beam footings for piers only (no allowance for finished or concrete floors).

## GARAGE CONSTRUCTION

Integrated concrete slab (plain finished) with 86mm or 172mm step down from dwelling finished floor level

'Colorbond' manual lift roller door

Tempered hardboard door to Garage External access door fitted with 'Gainsborough' hardware

Painted cladding infill above Garage roller door to Front facade

## EXTERIOR AND GENERAL CONSTRUCTION

Timber framing using Machine Grade Pine (MGP10) timber and nominated beams as per engineer's design

Brick veneer walls with 'Austral' range bricks; constructed with natural rolled mortar joints

Brick infills over windows to Front facade only with painted cladding infill over all remaining openings

'Bristle' concrete (Category 1) roof tiles with a 22.5 degree roof pitch

'Colorbond' or 'Ace' metal fascia, quad gutters and downpipes

'Bradnam's Windows', clear glazed aluminium sliding windows (with locks). Standard powder coated colours

Insect Screens with fibreglass mesh to all openable windows

'Corinthian' feature Front Entry door with clear glazing and fitted with 'Gainsborough' lockable hardware

Laundry door hinged or sliding door with lockable hardware

## HOT WATER & HEATING

'Chromagen' continuous flow (20 litre) hot water system with recess box

Gas ducted heating with ceiling outlets to Bedrooms and all Living areas

## INTERIOR FINISHES

2400mm (8'0") ceiling heights to dwelling

Plasterboard (10mm) to all internal walls fitted with 75mm cove cornice

Flush panel doors throughout including robes; 2040mm high, including door stops

'Gainsborough' lever door furniture to all internal doors

'Corinthian' architraves and skirting 67mm x 15mm with single bevel profile

Category 1 'Beaumont Tiles' ceramic floor tiles to Entry and Kitchen areas only (areas as per master plans)

Quality wall to wall carpet selected from standard builders range available in a wide range of colours & styles

Robes to all Bedrooms with single white melamine shelf and single chrome hanging rail

Linen cupboard with four white melamine shelves (design specific)

'Dulux Wash & Wear' paint, 3 coats to walls & 2 coats to ceilings



## ELECTRICAL

Batten light holder fittings with shades and globes throughout

'Clipsal Iconic' range power points and switch plates throughout

One free to air TV point (Excludes Antenna)

One external double flood light - Eco Brilliant (No Sensor)

Exhaust fans to Ensuite and Bathroom showers vented to atmosphere

Hard wired smoke detectors. Residual-current device (RCD) safety switches to meterbox

## KITCHEN

'Fisher & Paykel' 600mm wide stainless steel electric under bench oven

'Fisher & Paykel' 600mm wide stainless steel gas cooktop.

'Fisher & Paykel' 600mm wide slide out rangehood

Dishwasher provisions (single water point and single power point)

'Argent' Format double bowl sink with drainer

'Formica' laminate benchtops with Squareform edge.

'Formica' laminate overhead cupboards above Appliance benchtop

'Formica' laminate base cupboards (600mm deep)

'Beaumont Tiles' ceramic wall tiles to splashback area (up to 700mm high)

Four soft-close cutlery drawers to Island bench

## BATHROOM, ENSUITE & W.C.

'Formica' laminate benchtops with Squareform edge

'Formica' laminate vanity unit

Square vitreous china inset basins with pop up wastes

Close coupled white toilet suites with soft close seats

'Decina' sanitary grade white acrylic Bath (design specific)

'Beaumont Tiles' ceramic floor and skirting tiles to Bathroom, Ensuite and W.C.s.

Tiled shower base to be provided to one location for compliance, with remainder to be preformed polymarble shower bases

Semi framed shower screens with pivot door and clear safety glass (1950mm high)

Polished edge silver mirrors to entire width of vanity unit

'Alder' chrome mixer tapware to basins, bath and showers

'Alder'chrome hand held shower outlet

## LAUNDRY

White powder coated stainless steel 45 litre laundry trough unit

'Alder' chrome mixer tapware to trough

'Beaumont Tiles' ceramic floor and skirting tiles

'Beaumont Tiles' ceramic wall tiles above trough unit (300mm high)

Washing machine hot and cold taps



**Harmony**  
GALLERY

Make your home uniquely yours at our incredible selections gallery.

Customise the look of your home and create your signature style with everything from colours and finishes to flooring, fixtures, and even our home technology solutions. Guided by our Harmony Gallery Interior Designers expert advice, everything effortlessly comes together in perfect harmony.