



creationhomes



# FLEXI INCLUSIONS

Our brand new Flexi Range of house & land packages allows you to save by tailoring your package to include essential external inclusions.



**CLOTHESLINE**



**DRIVEWAY**



**LANDSCAPING**



**LETTERBOX**



**BOUNDARY FENCING**

# INCLUSIONS

## PRELIMINARY & SITE COSTS

### (PENDING PROJECT AND/OR LOT SPECIFIC INCLUSIONS AND CONDITIONS)

- International Organization of Standardization (ISO) certification for Quality,
- Environmental and OH & S Management.
- Full time supervision by industry leading building professionals.
- Drafting of standard customer construction drawings.
- Homeowners warranty (HOW) insurance.
- Building permit, service authority and associated local council fees.
- Standard site costs including balance cut and fill up to 500mm, piercing up to
- 40Lm & M Class Waffle Pod Slab.
- Sewer connection to existing sewer junction within property boundary up to 1.5Lm deep.
- Water service from existing meter to main dwelling up to 10Lm
- Electrical underground consumer and telecommunications mains up to 15Lm and connection to main power supply.
- All site establishment requirements including temporary fencing.
- All required sediment control measures
- Scaffold and safety rail where required.
- Exclusions apply.

## BASIX

- Standard BASIX (Building Sustainability Index) Inclusions:
  - R1.5 External Wall Insulation including wall between Garage/ Living Area
  - R2.0 Ceiling Insulation excluding Garage.
  - Aluminium - framed single glazed windows
  - 2000L Rainwater Tank
  - 5 - Star WELS rated basin taps
  - 4 - Star WELS rated WC
  - 6 - Star HWS
- BASIX compliance is subject to assessment on individual house designs such as location, building size, orientation and construction type, landscaping and fixtures.

# INCLUSIONS

## EXTERNAL FEATURES

- Garage

Sectional overhead Colorbond® door with auto opener, two hand-held and one wall mounted transmitter

- Walls

Combination of any of the following, as nominated:

- Bricks as determined by home design and facade type.
- Rendered masonry and/or lightweight masonry.
- Painted selected lightweight cladding.
- Natural and/or reconstituted stone
- Timber

- Front Door

Painted finish 920 wide 2040 high hinged door with clear glazing (subject to design allowance)

- Front Door Frame

Timber entry door frame to suit hinged door

- Front Porch Ceiling

Selected sheeting

- Entry Porch

External First Quality ceramic tiles

- Rear Terrace/ Alfresco

Ceramic tiling to all alfresco slabs

- Roofing

Concrete roof tiles selected from standard or pre-finished Colorbond metal roofing for low pitched roofs as per plans

- Fascia & Gutter

Colorbond fascia, gutters and box gutters Colorbond rain heads and PVC downpipes

- Windows

Powder coated aluminum windows and/or sliding doors with keyed alike locks to each opening.

Decor satin (obscure glaze) to ensuite, bathroom & WC windows and clear glazing to the balance unless specified otherwise

- Hot water

Instantaneous gas

## HEATING & COOLING

- A/C

Actron dual zone ducted reverse cycle heating/cooling system.

# INCLUSIONS

## INTERNAL DETAILING

- Floor coverings

-First Quality Hybrid timber look flooring from selected Creation Homes standard range to ground floor living, dining, kitchen and hallways

-First Quality ceramic tiles to all wet areas

-First Grade quality carpet on superior grade foam underlay to all remaining areas

- Walls

Plasterboard with low sheen 3 coat paint finish

- Wall Tiling

Bath & Ensuite - All walls tiled to 1200mm with 2100mm in showers.

-Splash back to laundry & powder room (subject to design)

-Skirting tiles to laundry, powder room & WC where applicable

- Ceiling

Plasterboard with coat paint finish

- Ceiling height

Up to 2600mm ceiling heights to ground floor and up to 2400mm to first floor (subject to statutory requirements).

- Cornices

90mm cove cornices

- Doors & fixing

Gloss paint finish to flush panel internal doors, skirtings and architraves. Internal doors 2040mm high with cushion door stops as required. 68 x 19 DAR Pine architraves and 92 x 19 DAR Pine skirting, both in gloss painted finish

- Stairs

MDF Treads & risers (carpet finish) stainless steel balusters and painted timber rail and stringer (subject to design)

## BEDROOMS

- Main Bedroom

Walk in robe (subject to design) Melamine shelf with hanging rail.

- Wardrobe

Mirrored sliding robe doors Melamine shelf with hanging rail.

# INCLUSIONS

## ELECTRICAL

- Smoke alarm
- Hard wired smoke detectors
- Connectivity
- 1 x Data, 1 x Telephone and 1 x TV point Power points Double power points throughout
- Laundry Tub
- \*House Specific\*
- Freestanding
- 45L stainless steel trough in metal cabinet OR
- Built-in Joinery - Stainless steel 45L inset trough on cabinet with fully lined melamine carcass, laminated doors and reconstituted stone 20mm thick to match the splash back.
- Electrical switch plates
- Clipsal Classic in white finish or similar
- Lighting
- LED downlights (white surround) to kitchen & bathroom areas (over basins), oyster lights to remaining areas.
- Fluorescent light fitting to Garage
- Exhaust fans (where applicable)

## GENERAL

- Linen Cupboard
- 4 x Melamine shelving (subject to design)
- Built - In Pantry
- Subject to design
- Clothesline
- Wall or ground mounted folding clothesline (dependent on house design)
- Doorbell
- Hard wired doorbell
- Entry Door Handle
- Chrome finish entrance lever set
- Rainwater Tank
- 2000L rainwater tank as standard, where required Subject to BASIX assessment
- Internal Door Furniture
- Chrome finish lever passage set
- Main Bathroom, Ensuite, Powder Room
- Chrome finish lever privacy set

# INCLUSIONS

## KITCHEN

- Appliances

Stainless steel Technika appliances including:

-900mm gas wok cooktop with cast-iron trivets

-900mm ducted rangehood

-600mm electric oven

- Benchtops

20mm reconstituted stone with square edging

- Joinery

Laminated kitchen soft close cabinet doors, end panels and drawer fronts with melamine base and overhead cabinets

- Splash back

Ceramic tile splash back in accordance with selected colour scheme

- Sink

Stainless steel double bowl under-mount sink

- Power point

Single power point provision for kitchen appliance

- Tapware

Chrome finish sink mixer with built in filtration system and hand-held spray attachment

- Dishwasher & Microwave

650mm wide space provided for dishwasher.

- Open space integrated into cabinets for microwave.

## POWDER ROOM

- Joinery

-Vitreous China wall hung hand basin OR

-Inset basin on cabinet with fully lined melamine carcass, laminated door and reconstituted stone

20mm thick to match kitchen.

- Toilet

Limni Wall Faced Toilet Suite with soft close seat

- Floor/wall finish

Tiled floor with tiled skirting

- Mirror

Polished edges

- Tapware

Chrome finish mixer to basin

- Exhaust fan

Ducted and Ceiling Mounted

- Accessories

Hand towel ring and toilet roll holder in chrome finish

# INCLUSIONS

## BATHROOM & ENSUITE

- Shower screen

Up to 2000mm high semi-frameless with clear glass

- Shower

Shower with handheld and adjustable shower head on rail. Shower base tiled with chrome floor waste

- Basin

Vitreous China inset basin \*House Specific\*

- Joinery

Laminated finish with soft close drawers in accordance with selected colour scheme. Fully lined melamine carcass vanity with 20mm Reconstituted stone with square edge benchtop.

- Toilet

Limni Wall Faced Toilet Suite with soft close seat

- Floor/wall finish

First quality ceramic tiles to floor. All walls tiled to 1200mm with 2100mm in showers

- Mirror

Polished edges

- Tapware

Chrome finish mixer to basin

- Bath

White Acrylic (where applicable)

- Exhaust fan

Ducted and Ceiling Mounted

- Accessories

Double towel rail in chrome finish, toilet roll holder in chrome finish

## LAUNDRY

- Laundry Tub \*House Specific\*

-Freestanding - 45L stainless steel trough in metal cabinet OR

-Built-in Joinery - Stainless steel 45L inset trough on cabinet with fully lined melamine carcass, laminated doors and reconstituted stone 20mm thick to match the splash back.

- Floor/wall finish

Tiled floor with skirting tiles and tiled splash back.

- Tapware

-Chrome finish sink mixer

-Chrome finish washing machine stops

- Exhaust fan

Ducted and Ceiling Mounted






# FIXTURES & FITTINGS

## KITCHEN

OUR STANDARD INCLUSIONS










# FIXTURES & FITTINGS








Item	Description	
Oven	Technika 60cm 5 Function Built-in Oven   Stainless Steel and Black Glass	
Rangehood	Technika 90cm ducted canopy rangehood   Stainless steel (subject to design allowance)	
Cooktop	Technika 90cm Gas Cooktop with Wok   Black Glass and Cast Iron Trivets (subject to design allowance)	
Sink Mixer	Taqua Built-In Filtration Sink Mixer 4* Chrome finish sink mixer with built-in filtration system and hand-held spray attachment.	
Sink	Posh Solus Mk3 DB bowl Stainless steel double bowl under-mount sink	

# FIXTURES & FITTINGS



## BATHROOM, ENSUITE & POWDER ROOM






Item	Description	
Basin Bathroom/Ensuite	The Gap Semi Inset Basin 450x410 1th WH	
Basin Powder	Posh Solus Mini W/B W/Fix 485 1th Right	
Bottle trap	Mizu Drift Bottle Trap 40mm CP	
Toilet	Limni Clean Flush WF Toilet 4.5/3l	
Bath	Posh Domaine Back to Wall Freestanding Bath 1500x720 WH	
Wall Spout & Mixer Bath (Basin if Applicable)	Mizu Drift Mk2 W/Bath Mixer Set 200 CP	
Basin Mixer Powder	Mizu Drift Mk2 Basin Mixer Chrome (5*)	
Shower	Base Rail Shower Chrome (3*)	
Wall Mixer Bathroom/Ensuite	Mizu Drift Mk2 Shower Mixer Chrome	

Item	Description	
Waste	Mizu Drift Uni Dn40 Pop UP P&W Chrome	
Toilet Roll Holder	Radii Toilet Roll Holder Round CP	
Towel Rail	Radii Guest Towel Holder Round CP	
Towel Rail	Radii Double Towel Rail Round 600mm CP	
Exhaust Fan	Ceiling Mounted	

# FIXTURES & FITTINGS

## LAUNDRY

Item	Description	
Laundry Mixer* *Dependent on Laundry Tub	Base Mk2 Sink Mixer Chrome (4*)	
Laundry Tub	Base Laundry Trough & Cabinet 45 Litres Stainless Steel / White	

Item	Description	
Door Hardware Entrance Set	Chrome Oxford Touch Plus Entrance Set	
Door Hardware Passage set	Oxford Chrome Passage Lever Set	
Door Hardware Privacy Set	Oxford Chrome Privacy Lever Set	
Downlights	LED Downlights	
Light Fittings	LED Oyster Lights	

BUILDER OF CHOICE FOR AUSTRALIA'S LEADING DEVELOPERS



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