

Listed below are the details of our Standard Inclusions when building your home with Direen Homes Pty Ltd. If you are providing us with your own plans and specifications we will use those.

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The below figures are an allowance and these may increase or decrease to suit your needs and budget. These products are subject to availability and

- Fixed Price Building Contract.
- Third Party, Public Liability & Construction Insurance for the contract term.
- Engineered Roof Trusses & Frames.
- Connection to local Electricity Supply either overhead or underground.
- Connection to Sewer & Storm water.
  
- Bulk Excavation to building area.
- Framed internal and external walls to Australian Standards (2.4m ceiling height).
- Powder Coated Aluminium Awning or Sliding Windows (Builders Colour Range. Clear Glazing).
- Powder Coated Aluminum Sliding Door (Builders Colour Range. Clear Glazing).
- Colorbond Corrugated Iron Roofing (Standard Colour Range).
- Colorbond Quad Gutter & Colorbond Fascia (Standard Colour Range).
- External – K&D Brick Settlers Range.
- Powder Coated Aluminum Door Frame - Front & Rear Doors (Builders Colour Range).
- Entry Door = Humes Newington range.
- Front & Rear Entry Door Furniture Schlage Mechanical.
- Rear Door = painted Solid Duracote 2040x820.
- 10mm Aquachek Plaster to all Wet Areas.
- 10mm Plaster to Balance of Wall and Ceiling Areas( Level 4 finish)
- 55mm Cove Cornice Throughout.
- Premium Quality external acrylic paint (as required).
- Premium Quality acrylic paint to all internal plasterwork.
- Premium Quality enamel system paint/clear polyurethane finish to all internal woodwork.
- Insulation of Ceilings = Sisalation & R3.5 Batts.
- Insulation of External Walls = Sisalation & R1.5 Batts.
- Internal Doors are Humes 4 panel oakfield or readicotes 2040x820.
- Internal Door Furniture for Swinging Doors = Schlage Lever Set .
- Internal Door Furniture for Sliding Doors = Radius or Polaris Flush Pulls.
- Robe Doors are whitecote Sliding Panels.
- White Melamine Shelving & Chrome Rail to Robes and Linen.
- Skirting and Architraves throughout the house are 65mm Primed Pine or Tasmanian Oak.
- Reveals throughout the house are Primed Pine or Tasmanian Oak.
- Waterproofing to all Shower Recesses/Wet Area Floors.

- Kitchen Joinery Allowance (To your Budget).
  - Stainless Steel Kitchen Sink.
  - 45 Litre Stainless Steel Laundry Trough with Cabinet.
  - Gloss White Poly Marble top Vanity Units to Bathrooms & Ensuites.
  - 1525 or 1675 Maxton Bath White to Main Bathroom.
  - Eternity 1000x1000 Square/Angled Shower System Flat or Moulded Walls.
  - Mirrors to all bathrooms.
  - Richmond Toilet Suites.
  - Tapware to Vanities, Laundry, Shower and Sink Mixers (From builders range)
  - Bath Spout & Shower Rail (From builders range)
  - Ceramic Wall Tiles to Bathroom, Kitchen and Laundry Splashbacks (supply only. Allowance of \$35 per m2).
  - Sabine Chrome Toilet Roll Holder to Toilets.
  - Sabine Chrome Towel Ring and Sabine Chrome Double Towel Rail to Bathrooms.
  - Push Plugs to all vanities.
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- Kitchen Appliances :
    - White or Stainless Steel Wall Oven
    - White or Stainless Steel Cook Top
    - White or Stainless Steel Rangehood
    - White or Stainless Steel Dishwasher (Total allowance of \$2,500.00 or to your budget).
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- Electrical : (To your budget and government regulations)
    - Internal Single and Double Power Points.
    - T.V. Point.
    - Telephone Point.
    - Direct Wired Smoke Detectors (as per regulatory authority).
    - Tastic Light/Fan/Heater to Bathrooms.
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- Floor Coverings :
    - Ceramic Floor Tiles to Kitchen,  
Bathroom,  
Entry,  
W.C. & Laundry (Supply only. Allowance of \$35 per m2).
    - Carpet & Underlay to remainder of house (allowance to \$160.00 blm laid or to your budget).

Window Furnishings  
Vertical Blinds

Heating :

Daikin heat pump = Size to installers recommendations.  
Panel Heaters to preferred areas ( If required).  
Dux Electric Hot Water Cylinder.

External :

Treated Pine Decking (if applicable).  
External Garden Taps.

Non Standard Inclusions :

Costs associated with production of planning/construction drawings (as required).  
Fees & Costs associated with council applications/permits (as required).  
Any rock excavation & associated filling costs during bulk & detailed excavation (as required).  
Garage/Carport, Driveway, Retaining Walls & Fences (if required).