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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. 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 are subject to change without notice.

- Fixed Price Building Contract.
- Third Party, Public Liability & Construction Insurance for the contract term.
- Engineered Roof Trusses & Frames.
- Connection to Property Boundary Electricity Supply either overhead or underground.
- Connection to Property Boundary Sewer & Storm water connection points.

- Bulk Excavation to building area.
- Framed internal and external walls to Australian Standards (2.4m ceiling height).
- Powder Coated Aluminium Awning or Sliding Windows (Standard Colour Range. Clear Glazing).
- Powder Coated Aluminum Sliding Doors (Standard Colour Range. Clear Glazing).
- Colorbond Corrugated Iron Roofing (Standard Colour Range).
- Colorbond Quad Gutter & Colorbond Fascia (Standard Colour Range).
- External –Brick Select from Builders Standard Range.
- Powder Coated Aluminum Door Frame - Front & Rear Doors (Standard Colour Range).
- Entry Door = Corinthian Madison range.
- Front & Rear Entry Door Furniture Schlage Mechanical.
- Rear Door = Painted Solid Dura-cote 2040x820.
- 10mm Wet Area Plasterboard to 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 paint finish to all internal woodwork.
- Insulation of Ceilings = Sisalation & R4.1 Batts.
- Insulation of External Walls = Sisalation & R2.0 Batts.
- Internal Doors = 4 panel or readicotes 2040x820.
- Internal Door Furniture for Swinging Doors = Schlage Lever Set.
- Robe Doors are whitecote Sliding Panels.
- White Melamine Shelving & Chrome Hanging Rail to Robes and Linen.
- Skirting and Architraves throughout the house are 65mm Primed Pine.
- Reveals throughout the house are Primed Pine.
- Waterproofing to all Wet Area Floors where required.
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- 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.
- Square/Angled Shower System.
- Mirror to wall over vanity units.
- Vitreous China 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).
- Chrome Toilet Roll Holder to Toilets.
- Chrome Towel Ring and Chrome Double Towel Rail to Bathrooms.

Kitchen Appliances :

- Stainless Steel Wall Oven
- Stainless Steel Cook Top
- Stainless Steel Range hood
- Stainless Steel Dishwasher (Total allowance of \$2,500.00 or to your budget).

○ Electrical : (To your budget and regulations)

- Internal Single and Double Power Points.
- T.V. Point.
- Telephone Point.
- Direct Wired Smoke Detectors (as per regulations).
- Light/Fan/Heater to Bathroom.
- Outside Wall Lights (If required).
- Stove Switch.
- Hot Water Connection.
- Internal Down Lights and Batten Holders.

○ 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 :

- Heat pump = Size to installers recommendations.
- Panel Heaters to preferred areas (If required).
- 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).