

Smart Build Inclusions

**Smart
Build**
BY LANGDON

Preliminaries

- Plans, specifications & building permit
- Soil test & engineered footing design
- 3 month free maintenance & service
- 6 star energy rating report

Foundations

- Engineered designed concrete slab to a standard "M" soil grading to a maximum 300mm fall & no existing fill
- Excludes removal of rock & excess soil
- Slab costs may be adjusted if founding conditions differ (Site Specific)

Site Costs & Connections

- Site cost & connections based on land size up to 600m² block, maximum setback of 5m.
- Storm water & sewer connection within building allotment
- Excludes service connection and usage fees and charges

Framing

- Prefabricated timber framing & roof trusses

Brickwork

- Choice from 4 Exterior Colour packages
- Brick infills above all doors & windows to front façade only (excluding garage)

Facade Features

Selection of 4 Facades

- Rise
- Ascent
- Summit
- Peak

Roof Cover

- Colorbond roofing

Roof Plumbing

- Colorbond fascia, quad gutters & rectangular downpipes

Insulation

- Insulation to external walls of house
- Ceiling insulation to comply with 6 star energy requirements up to R 3.5 (to residence only)
- External wall insulation to comply with 6 star energy requirements up to R 2.0

Internal Features

- 2400mm ceiling heights throughout
- 55mm cove cornice
- 67mm half splayed skirting & architraves (Note: Skirting tiles to wet areas)

Flooring

- Choice from 4 Interior Colour packages

Doors

- Entrance: 2040 x 820mm wide. Hume XN5 glazed door
- External: 2040 x 820mm wide external grade rear doors (product specific)
- Internal: 2040 mm height Hume flush panel doors (product specific)

Door Furniture

- Front entrance door - Lockwood knob
- Internal doors – Lockwood Spire-Satin Chrome
- Chrome hinges, latches & striker plates throughout

Robes, Linen & Pantry

- Flush panel doors
- 1 white melamine shelf with hanging rail to robes
- 1 white melamine shelf to broom cupboard
- 4 white melamine shelves to pantry & linen

Windows

- Feature awning windows to front facade (product specific)
- Sliding aluminium windows to side and rear elevations

WC

- Toilet suite
- Smart Build range chrome toilet roll holder

Bathroom

- Joinery built vanity (size product specific)
- Laminate benchtop
- Smart Build Range Basin
- Smart Build Basin mixer
- 900 x 900mm rear outlet white polymarble shower base
- Smart Build range shower mixer & shower rose
- Smart Build range 1675mm white bath
- Smart Build Bath mixer & spout
- Smart Build Polished edge mirror above vanity
- Smart Build Single towel rail

Ensuite

- Joinery built vanity (size product specific)
- Laminate benchtop
- Smart Build range Basin
- Smart Build Basin mixer
- 900 x 900mm white polymarble shower base
- Smart Build range Shower mixer & shower rose
- Mirror above vanity
- Single towel rail & toilet roll holder

Kitchen

- Smart Build range 1 & 3/4 bowl stainless steel sink
- Laminate benchtops
- Overhead cupboards excluding fridge space
- Smart Build range flick mixer
- Dishwasher space & connections

Laundry

- 45 ltr stainless steel trough and cabinet
- Smart Build range flick mixer

Appliances

- Smart Build range Stainless steel 600mm underbench oven
- Smart Build range Stainless steel 600mm cooktop
- Smart Build range Stainless steel 600mm pull out rangehood

Heating

- Braemar gas ducted heating & hard wired thermostat Note: Total number of points and unit size (product specific)

Electrical

- Standard batten light points with energy efficient globes & Smart Build range light fittings
- 1 x Data points
- TV points to living areas
- Clipsal white classic range cover plates & switches
- 1 x External bunker light (product specific)
- Double power points as per electrical plan (product specific)

Hot Water Service

- Rheem gas boosted solar system 1 panel With instantaneous boosted

Painting

- 3 coat paint system to all internal walls
- 3 coat paint system to internal Doors, Skirting and Architrave
- Acrylic paint finish to exterior timber, metalwork & cladding, gloss finish to entrance door

Garage

- Roller garage door

External

- 2 x Outside Taps

Inclusions Acknowledgement & Confirmation



Client Signature

Date



The simple way, the fun way.
Build the Smart Build way.

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