



UNILUXE
H O M E S

platinum Inclusions

Platinum Inclusions



EXTERNAL

- ✓ M class concrete slab designed by structural engineer
- ✓ Hylar T2 treated frames and trusses
- ✓ Energy Efficient Gas Instantaneous Hot Water System (subject to gas availability)
- ✓ Bricks from our Platinum selection range
- ✓ Natural mortar with raked or ironed joints
- ✓ Concrete roof tiles in a choice of colours from our Platinum range
- ✓ Roof sarking
- ✓ Colorbond metal fascia and gutters - standard colorbond range
- ✓ Aluminium windows with keyed locks in a choice of colours
- ✓ Aluminium framed flyscreens to windows and sliding doors
- ✓ Standard clear glazing to all aluminium windows with obscure glazing to bathrooms and Ensuite
- ✓ Two garden taps located at the front and rear - as per plan design

ENTRANCE

- ✓ Quality Timber Entrance Door, your choice of profile from our Platinum range
- ✓ Lane security front entry door lock
- ✓ Lane 600 x 450 x 32mm Platinum Pull Handle
- ✓ Colorbond sectional overhead garage door from our Platinum range
- ✓ Automatic garage door with 2 remote controls
- ✓ Internal access door to home as per plan with Lane door furniture
- ✓ Plasterboard lined interior to Garage
- ✓ Lane deadbolt to other external hinged doors
- ✓ Tiling to external entry/porch - design specific from our Platinum range
- ✓ Render to front façade - if applicable to design

STORAGE

- ✓ Linen cupboard as per plan, plasterboard lined with 4 shelves. Lane dummy lever where applicable
- ✓ Walk in robe as per plan with custom melamine shelving and drawer system with hanging rail
- ✓ Built-in robes with sliding doors in your choice of finish from our Platinum range
- ✓ Built in robes finished internally with custom melamine shelving, hanging rail and drawers

INTERIOR

- ✓ Extra High Ceilings: 2650mm high (nominal) ceilings to single storey homes
- ✓ Extra High Ceilings: 2650mm high (nominal) ceilings to ground floor of two storey homes
- ✓ Extra High Ceilings: 2440mm high (nominal) ceilings to first floor of two storey homes
- ✓ 2340mm high internal doors, your choice of profile from Platinum range to single storey homes
- ✓ 2340mm high internal doors, your choice of profile from Platinum range to ground floor of two storey homes
- ✓ 2040mm high internal doors, your choice of profile from Platinum range to first floor - if applicable
- ✓ Chrome door stop with rubber tip to all doors opening onto walls
- ✓ Lane door furniture - internal passage and privacy levers from our Platinum range
- ✓ 40mm sand / cement bedding to all tiled areas
- ✓ 600 x 600 or 300 x 600 tiles throughout home and kitchen area from selected range
- ✓ Carpet to bedrooms, lounge and where applicable. Design specific. Carpet from our Platinum range
- ✓ Paint - 3 coat paint system to internal walls and cornice. Choice of 1 colour
- ✓ Paint - 3 coat gloss or semi-gloss to interior doors, skirting and architraves. Your choice of 1 colour
- ✓ Paint - 3 coat paint system to ceiling. White.
- ✓ Architectural style skirting 92mm and architraves 67mm, choice of 3 profiles
- ✓ Decorative Cornice to Main living areas and hallways from Platinum range
- ✓ 90mm cove cornice to remainder of home
- ✓ Staircase - Stainless steel bar balusters and squared handrail (two-story only)

KITCHEN

- ✓ Kitchen design and layout as per plan - see individual home for specific design
- ✓ Caesarstone benchtop to Kitchen (20mm thick - Standard Range)
- ✓ Caesarstone Island Benchtop with waterfall edge (60mm thick - Standard Range)
- ✓ Polyurethane and Laminated Kitchen cupboards
- ✓ 2 Sets of pot drawers
- ✓ Set of cutlery drawers
- ✓ Soft close Kitchen doors and drawers (Hettich or Blum)
- ✓ Choice of designer kitchen cupboard handles
- ✓ Stainless Steel double bowl undermount kitchen sink
- ✓ Choice of designer Kitchen mixer tapware from our Platinum range
- ✓ 4 shelves to pantry
- ✓ Plasterboard Bulkhead above overhead cupboards
- ✓ Decorative glass splashback or tiles from our Platinum range to Kitchen

APPLIANCES

- ✓ Smeg 90cm dual fuel upright cooker
- ✓ Smeg 90cm undermount rangehood
- ✓ Smeg Stainless Steel Freestanding Dishwasher

Platinum Inclusions



BATHROOM / ENSUITE

- ✓ Designer made to order vanities in freestanding or wall hung options with engineered stone benchtops
- ✓ Designer tapware from our Platinum range
- ✓ Frameless polished edge mirror to suit vanity
- ✓ Semi-frameless shower screen with clear glass - Bathroom and Ensuite only
- ✓ Designer tapware to basins, bath and shower from our Platinum range
- ✓ Tiled with chrome lining floor waste as shown on the plan
- ✓ Designer Wall Faced Toilet Suite from Platinum Range
- ✓ Luxury Caroma Freestanding Bath
- ✓ Waterproofing to Bathroom, Ensuite and powder room
- ✓ 40mm sand / cement bedding to Bathroom floors
- ✓ Complete tiling to floor and all walls
- ✓ Choice of tiles from our Platinum range
- ✓ 3 in 1 fan light heater to Main Bathroom and Main Ensuite
- ✓ Towel rail, toilet roll holder and shower shelf where applicable

LAUNDRY

- ✓ Custom made wall to wall laundry with stainless steel 45L tub, and mixer tap with 20mm stone benchtop
- ✓ Waterproofing to laundry floor
- ✓ 40mm sand / cement bedding to laundry floor
- ✓ Floor tiling from our Platinum range
- ✓ Wall to wall tiled Splashback up to 600mm from our Platinum range
- ✓ Tiled with chrome lining floor waste as shown on the plan

ALFRESCO

- ✓ Fully covered Alfresco
- ✓ 6 Led Downlights
- ✓ Outdoor ceiling fan
- ✓ Double PowerPoint
- ✓ Natural gas point for BBQ - if applicable
- ✓ 40mm sand / cement bed to integrated concrete slab
- ✓ 600 x 600 or 300 x 600 Tiles to alfresco from our Platinum range

ELECTRICAL & SAFETY

- ✓ Meter box with circuit breakers and earth leakage safety switch
- ✓ Smoke detectors as indicated on plan
- ✓ 3 external feature lights on Front Façade
- ✓ 3 x LED downlights to external porch area
- ✓ LED downlights to lounge, kitchen, dining, family, master bedroom and hall walls. Refer to electrical plan for specifics
- ✓ 6 LED downlights to covered alfresco.
- ✓ Standard Light fitting to bedrooms
- ✓ 3 kitchen feature pendant lights
- ✓ 2 spot lights. 1 to laundry exit door + 1 to backyard
- ✓ 2 Double PowerPoints to every room & hallway. Refer to plan for details
- ✓ 3 TV points for single storey
- ✓ 4 TV points for two storey
- ✓ 2 x Telephone / Internet / Foxtel provision if applicable
- ✓ Fully ducted air conditioning system
- ✓ Colour Intercom System
- ✓ Security Alarm System

ESSENTIAL INCLUSIONS

- ✓ HIA Contract
- ✓ Basix assessment & fees
- ✓ Above ground rainwater tank as per plan
- ✓ Wall and Ceiling Insulation
- ✓ Preparation and lodging of building plans and specifications
- ✓ Standard Development Application and Construction Certificate Fees or Complying development fees
- ✓ Construction Liability Insurance
- ✓ Home Warranty Insurance
- ✓ Payment of water authority standard approval fee
- ✓ Water, sewerage, stormwater & electrical connection allowance based on a standard 6m setback to front of home
- ✓ Payment of surveyors fees for peg out and identification surveys
- ✓ Payment of engineers fees for concrete slab
- ✓ Standard site costs (up to 1m fall over building line. Excludes deepened edge beam and internal step downs if required)
- ✓ Scaffold, temporary fence and site amenities as required
- ✓ Site establishment requirements including sediment control and waste removal
- ✓ Statutory Guarantee (6 year structural and 2 year non structural)
- ✓ 90 day maintenance period from practical completion

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The information provided in this document is intended to be a general outline for the guidance of interested buyers. Uniluxe Homes reserves the right to amend inclusions, specifications and suppliers without notice. Items listed above are included in the base price. Please refer to the specification for full details. Excludes dual occupancy and acreage sites.