

MEDIUM FINISH INCLUSIONS.



- PRACTICAL KITCHEN AND BATHROOM FINISHES.
- HYBRID FLOORING AND DUCTED AIR CONDITIONING.
- BRICK EXTERNAL WALLS.

Photos may show upgrades. Images do not define package inclusions.
Your agreed proposal and inclusions schedule confirm products, quantities, allowances, site costs, exclusions and changes.

Discuss your inclusions with Neogen Homes
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KITCHEN CABINETRY

- 16 mm Polytec Decorative cabinetry, or equivalent, in Woodmatt / Ravine.
- Overhead cupboards to 2400 mm.
- Soft-close doors and drawers.
- Finger-pull profiles or designer handles.
- Matching kickboards and bulkheads.
- Four pantry shelves where a pantry is included in the design.

APPLIANCES AND PRACTICAL DETAILS

- 900 mm built-in oven.
- Gas or induction cooktop and concealed rangehood.
- 600 mm dishwasher.
- Tiled splashback, subject to design.
- Integrated twin bins.
- Microwave provision with dedicated power.
- Fridge water point.
- Kitchen design consultation.

BENCHTOP, SINK & PANTRY

- 20 mm stone kitchen benchtop with 40 mm edges.
- 1000 mm-deep island with breakfast-bar seating.
- Double-bowl undermount stainless-steel sink.
- Parisi gooseneck mixer.
- Where included in your final plan: matching kitchen cabinetry, single-bowl inset stainless-steel sink and Parisi mixer.
- Additional appliances are not included.

LAUNDRY

- Polytec Woodmatt base cabinet with 1 mm PVC edges.
- 20 mm benchtop.
- 45 L stainless-steel overmount tub and gooseneck mixer.
- Washing-machine stops concealed behind the tub.
- Wall tiles to 600 mm above the tub; skirting tiles elsewhere.



SHOWER AND BATH

- 2100 mm semi-frameless pivot-door shower screens.
- Clear laminated glass with chrome trim.
- 1500 mm acrylic freestanding bath.
- Pop-up waste in a matching finish.

VANITIES & MIRRORS

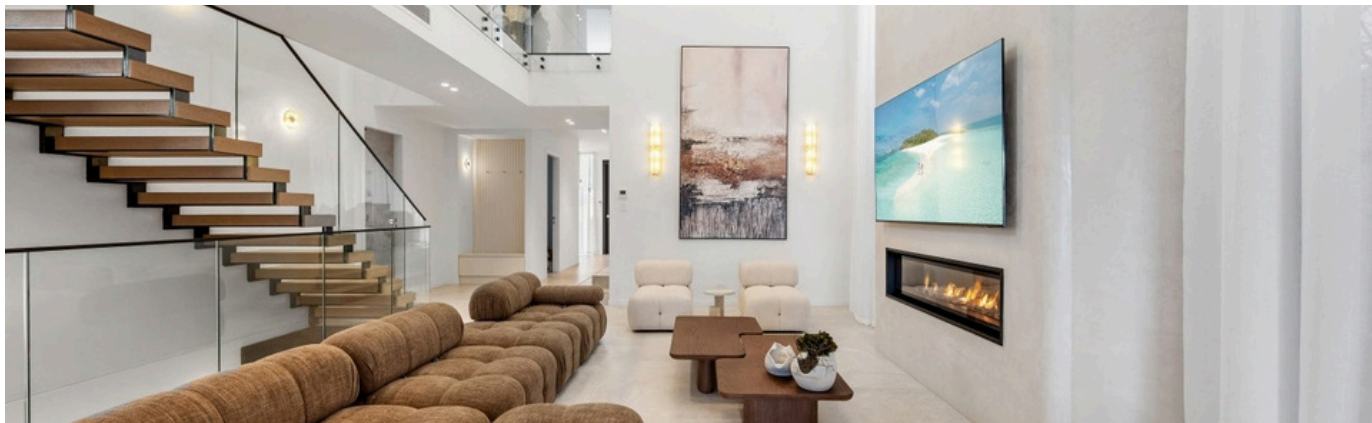
- 20 mm benchtops; final material confirmed in your selections.
- Wall-hung Polytec cabinetry in Woodmatt or Matt finish.
- Soft-close drawers and 1 mm PVC edges.
- Semi-frameless polished-edge mirrors, sized to the vanities.
- Towel rails, towel rings and toilet-roll holders, with finishes to match the tapware.

TILING AND WATERPROOFING

- Floor-to-ceiling tiles in main bathrooms and ensuites.
- Recessed ground-floor wet-area floors.
- Waterproofing and recessed tiled wastes.
- Tiled square-set window finishes where the design allows.

TAPWARE AND TOILET

- Builder-range basin mixers, hand-held rail showers, bath mixers and spouts in selected colours.
- Builder-range wall-faced rimless toilet, or equivalent.
- Soft-close toilet seat.



CEILINGS & PAINT

- 2700 mm ground-floor and 2400 mm first-floor ceilings, subject to design.
- Square-set entry, living and kitchen; 90 mm cove cornice elsewhere.
- Painted 67 x 18 mm half-splayed MDF skirtings and architraves.
- Taubmans Endure three-coat system to internal walls.
- Water-based enamel to woodwork.
- One colour throughout for walls and one for woodwork.
- Final handles, locks and colours recorded in your schedule.

FLOORING

- 7 mm hybrid planks to ground-floor living, kitchen and hallways.
- Solution-dyed nylon carpet with 10 mm underlay to bedrooms, stairs and media.
- 600 x 600 mm full-body porcelain tiles to wet areas, porch and alfresco.

DOORS AND STORAGE

- 2040 mm flush-panel doors on both floors; Deco / Impressions range options.
- Door stops and privacy handles to bathrooms and WC.
- Built-in robes with shelf, hanging rail and framed mirrored sliding doors.
- Four linen shelves; cloak shelf and rail where the plan allows.

STAIRS AND BALUSTRADES

- Carpeted MDF treads and risers.
- Mono-stringers and square newel posts.
- Stainless-steel balustrade and painted timber handrail, subject to design.



WINDOWS & OUTDOOR FINISHES

- Powder-coated aluminium windows in standard Colorbond colours.
- 2040 mm-high ground-floor sliding doors.
- Obscured wet-area glass; flyscreens to operable windows.
- 2400 mm-high Colorbond Panelift garage door, two remotes and a wall button.
- Lined garage with skirtings and cornice.
- Colour-sealed driveway and front path.
- Tiles to porch, alfresco and balcony under the main roof.



EXTERNAL WALLS & FRAME

- Brick external walls, with render to the front and side wall only.
- H2-F termite-treated 90 mm frames and roof trusses.
- Colorbond Custom Orb roofing with Anticon blanket and foil-backed sarking.
- Colorbond fascia and quad gutters.
- Painted PVC downpipes; eaves subject to design.

PLANS & REPORTS

- Site inspection and report, contour and soil reports.
- Approval drawings and landscape compliance plans.
- BASIX documentation, applications and listed approval / inspection fees.
- Insurance, engineering and survey work.

SITE WORK & ALLOWANCES

- Engineered pod slab, piercing and drop-edge beams.
- Grading, levelling, temporary fencing and termite protection.
- Site and authority scope confirmed against your block and engineering.
- Source schedule uses an H1 slab basis; other ground conditions need assessment.



POWER, LIGHTING AND DATA

- Three-phase underground supply provision, subject to the authority.
- NBN conduit; Cat-6 to study and media.
- White Clipsal Iconic switches and power points; matte black is an upgrade.
- LED downlights to suit the house size.
- Pendant allowance: two over the island and one over dining, separately switched.
- TV points to living and master bedroom.
- Two-way stair switching in double-storey homes.

COMFORT AND PLUMBING

- Actron Classic Series 2 ducted air conditioning and controller.
- Bradford R2.5 wall and R4.1 ceiling batts; locations confirmed in the specification.
- Ducted bathroom / WC exhausts; run-on timers to bathroom and ensuite.
- Fan pre-wiring and wall switches to bedrooms, living and alfresco; final numbers subject to BASIX.

SAFETY AND EXTERNAL ELECTRICAL

- Hard-wired photoelectric smoke alarms with battery backup.
- Circuit protection, exterior lights and an alfresco power point.
- Two garage coach lights and a spare eaves junction box for owner-supplied fittings.
- Scaffolding, fall protection, safe access and managed site waste.

CONNECTIONS AND HANDOVER

- Stormwater and sewer connections to discharge points.
- Water tapping and electrical metering.
- Where gas is available: cooktop provision, 26 L instantaneous hot water at 50 degrees, one internal ground-floor and one external bayonet.
- Two garden taps and a rainwater tank tap.
- Tank up to 3000 L, subject to BASIX.
- Supervisor updates and interior design guidance.
- 90-day maintenance period.