



Stand-out features

- 423.22SQM
- Beautifully rendered front elevation with 28 course high verandah
- Activity, Study, Audio Visual and Games
- Hume 1200mm hinged Savoy XS26 entry door with pull handle entry set
- 30mm Essastone benchtop to kitchen, ensuite, bathroom, powder room and laundry
- Westinghouse 900mm stainless steel appliances
- 31 course high ceilings to all internal rooms
- Stacker doors to living and games

This is a stand-alone product. Promotional offers / products are not applicable to the Kakadu. The following inclusions apply to the 'unaltered' standard plan only. The final list of variations that are contained within your signed Pre Construction Contract (Deposit Stage) must be taken into consideration when determining your final list of inclusions. Please ask your Aveling sales consultant for an 'emailed' confirmation if you are unsure.



For your peace of mind

- HIA fixed price building contract
- Lifetime structural warranty
- 180 day maintenance period
- Standard shire, building and Water Corporation fees (excluding siteworks) included in house price
- Engineer and surveyor inspection of your block
- Structural engineered designed footings
- Termite protection system to Australian Standards AS3660.1
- Compulsory home indemnity insurance
- On-site construction insurance



Environmental

- 2 x 160 litre Rheem Stellar energy efficient gas storage hot water system. Owners changing to a solar hot water system may be required to sign over the Government rebates to Aveling Homes. This is reflected in the price quoted by Aveling Homes
- Energy efficient compliant design
- R3.0 insulation batts to ceilings (excluding garage / eaves / verandah)
- Water efficient Smartflush toilet cistern and china pan
- WELS (Australian Rating) water efficiency compliant Alder taps and shower heads
- Weather seals to all external doors



Safety and Security

- 2 hard wired smoke detectors
- RCD safety switch
- Key-locks to windows
- Hot water tempering valve(owners changing to a hotwater system that can be preset to a maximum of fifty degrees may not be provided with a tempering valve)
- Mortice locks to sliding aluminium doors
- Flyscreens to windows and sliding doors are included

Owner Name: _____ Owner Signature: _____ Date: _____

Owner Name: _____ Owner Signature: _____ Date: _____

Sales Consultant Signature: _____ Estimator Initial: _____



Doors and frames

- Hume 1200mm hinged Savoy XS26 entry door (paint grade) with translucent glazing and with Gainsborough Trilock Omni entry door handle (Profiles: Aero, Rochas & Allure)
- Quality Jason aluminium sliding door units, as indicated on standard plan
- Quality Jason aluminium stacking door units, as indicated on standard plan
- Corinthian Deco (series 1 / 2 / 3 / 4) internal doors (hinged), as indicated on standard plan
- Gainsborough 9961 CP Aero leverset handle on 58mm square backplate to all internal hinged doors
- 180 degree door hinges to audio visual and games room double doors
- Vinyl sliding doors with chrome frames to all secondary bedrooms as indicated on standard plan
- Privacy locks to ensuite, bathroom and WC
- Metal door frames
- All internal doors do not have mirrors unless otherwise indicated on the standard plan
- Hardware for the secondary door to garage and external door to laundry (if applicable) is the Terrace 540 entry set
- AMB540 or Trevi 540 Entrance Lever to secondary door and rear garage door if applicable



General Construction

- Elevation as indicated on standard plan (elevation refers to the appearance of the house from a street view vantage point and does not include 'hard' or 'soft landscaping')
- 25 degree roof pitch
- Sand painted (not acrylic) render to front elevation (one colour is applicable to front elevation). No render to inside of garage
- Verandah with a 28 course high Hardiflex lined ceiling, 350mm x 350mm 5 course high rendered piers with 89mm x 89mm Duragal steel posts with unitex corbelling to top, horizontal glazing to front windows, bookleaf feature rendered wall to centre of audio visual, and Hardiplank gable to garage and audio visual with metal arc bar and point finial, as indicated on standard plan
- Choice of Bluescope Colorbond colours from builder's standard selection (Ask for Sales Consultant for a current selection list of colours)
- Choice of Bristile clay roof tile colours from builder's standard range (Ask for Sales Consultant for a current selection list of colours)
- Choice of Monier Prime concrete roof tile colours (Ask for Sales Consultant for a current selection list of colours)
- Timber (industry standard pine) framed roof
- 480mm Hardiflex lined eave as indicated on standard plan (no exposed rafters)
- External brickwork to audio visual raised to 31 course to avoid bulkhead
- If the standard plan indicates a bulkhead (noted by a dotted line that runs through the room and runs parallel with the external cavity wall) then that bulkhead will be raking and not square (unless noted as a square bulkhead on the standard plan)
- World class engineered polybutelene plumbing pipes
- Midland Boral double clay brick construction. Single course size, from builder's standard range. (Ask for Sales Consultant for a current selection list of colours) The internal brick is a Boral Ultra Fast.
- Cream colour mortar to brickwork, with rolled mortar joints (not raked)
- White plastered internal walls
- Recessed 10mm brick window sills (not sloping, splayed or soldier style) unless otherwise noted
- Plastered window sills, unless otherwise advised
- Quality Jason aluminium sliding windows and door frames with keylocks. All glazing shall be in accordance with the relevant building codes and standards of Australia.

Owner Name: _____	Owner Signature: _____	Date: _____
Owner Name: _____	Owner Signature: _____	Date: _____
Sales Consultant Signature: _____	Estimator Initial: _____	



General Construction (cont.)

- Zincalume gutter, fascia and downpipes in your designated colour (one colour standard) (Stratco 'S' type slotted gutter / Stratco Rebate fascia profile /Stratco 95mm x 45mm rectangular downpipe)
- 85mm engineered house slab
- Robe recess with single shelf and single rail to all secondary bedrooms (vinyl sliding doors included)
- Spacious WIR with single shelf and single rail to main bedroom (door included)
- Protective metal beading to plaster corners in high traffic areas
- Front and rear external garden taps (2)



Painting

Painting (Solver brand) to all:

- Front Elevation Render
- Doors
- Door frames
- Fronts of shelf rails
- Eave lining
- Ceilings
- Cornices
- Meter box
- Gutters and fascias
- Downpipes
- Steel posts as indicated on standard plan



Kitchen

- Essastone benchtops from builder's standard range. Overhang to island bench, if applicable and as denoted on standard plan. (Stone benchtops in excess of 3 metres in length will show a 'join line')
- Essastone 30mm slab endings to island bench
- Laminate backing to island cupboards
- Laminex Silk cupboard doors in a wide range of Laminex colours with soft closing cupboard door hinges as per builder's standard range, vertical grain only (16mm white board internal shelves). Cupboards sit on a 120mm high plinth, with laminated facing
- 600mm high x 300mm deep overhead cupboards with bulkhead over, to either side of canopy rangehood
- 322mm high x 300mm deep overhead cupboards with bulkhead over, to fridge recess
- One bank of 4 (450mm wide) drawers
- Bank of 600mm wide pot drawers to either side of oven (three drawers per bank)
- Designer chrome bar handles to all cupboard doors and / or drawers
- 1 x Clark Monaco scalloped double undermount sink (Code: 5908), includes bamboo board and stainless steel colander set (Code:MHBC) plus basket wastes ,with Taya Bertoni 94490 sink mixer
- Dishwasher recess with single power point and cold water tap (conventional dishwashers purchased by the owners contain an element that heats the cold water as standard)
- Westinghouse 900mm wide stainless steel underbench oven (WVE916SA)
- Westinghouse 900mm wide stainless steel hotplate (GHR95S)
- Westinghouse 900mm wide stainless steel canopy rangehood (WRF900CS) –flumed to the ceiling space
- Soft closing drawers
- ABS edging to cupboard doors and drawers for a better finish
- Cold water tap to fridge recess
- Coloured glass splashback to underside of canopy rangehood and to full extent of kitchen cupboards including returns, from builder's standard range
- Four levels of white lined melamine shelving to kitchen pantry

Owner Name: _____ Owner Signature: _____ Date: _____

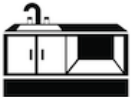
Owner Name: _____ Owner Signature: _____ Date: _____

Sales Consultant Signature: _____ Estimator Initial: _____



Ensuite and Bathroom

- 30mm Essastone benchtops from builder's standard range. (Stone benchtops in excess of 3 metres in length will show a 'join line')
- Laminex Silk vanity cupboard doors, in a wide range of Laminex colours with soft closing cupboard doors hinges as per builder's standard range, vertical grain only (16mm white board internal shelves). Vanity cupboards sit on a 200mm high tiled hob
- Bank of drawers between basins in ensuite and bathroom (three drawers per bank)
- Designer chrome bar handles to all cupboard doors and / or drawers
- ABS edging to cupboard doors and drawers for a better finish
- Quality Caroma Liano Nexus inset basin – OTH (665205W)
- Alder Taya wall basin set fixed for hand basins
- Alder Taya EDRS rectangular rain shower set with HS 150 hand showers (double set to ensuite shower)
- Alder Taya wall bath set fixed
- 2 metre high tiling to shower recesses
- Tiled 'seating' ledge to ensuite shower
- Ceramic soap holder in builder's standard colour range to ensuite and bathroom shower and above bath
- Clear glazed safety glass with semi-frameless pivot door to ensuite and bathroom showers
- Resort style hobless showers to ensuite and bathroom, with reflux valve
- Alder Taya 750mm double chrome towel rails to ensuite and bathroom
- Alder Taya chrome toilet roll holder
- Unframed mirrors with spring clip fixings to full width of ensuite and bathroom vanity
- Exhaust fans to ensuite and bathroom – externally flumed for Colorbond roof designs or flumed to the ceiling space for roof tile designs (where an ensuite toilet is enclosed the exhaust fan will always be flumed to the outside air regardless of whether the roof cover is Colorbond or roof tiles)
- Floor, shower wall (2000mm high), and skirting tiling (200mm high) (PC \$40 / sqm). Standard tile size is 200mm x 200mm. Tiles are from the builder's standard range however upgrades are available at an additional charge. No chrome trim to top of tiles. Feature tiles and non standard tiles are not included
- Clear glazing to ensuite, bathroom and WC windows
- Novelli Mystery 1800mm rectangular spa, including chrome jets and hot pump, with round chrome waste to ensuite (no step)
- Stylus Maxton acrylic bath with round chrome waste to bathroom (size as indicated on standard plan)
- Mitred tiling finish
- Chrome floor and shower wastes (choice of square or round)
- Chrome hand basin (not pop up) wastes and chrome bath wastes (round only)



Laundry

- 30mm Essastone benchtop from builder's standard range. (Stone benchtops in excess of 3 metres in length will show a 'join line')
- Seima SBC-620 ceramic laundry trough with bench and cupboards to remainder
- 600mm high x 300mm deep overhead cupboards with bulkhead over to full length of bench, including over trough
- Laminex Silk laundry cupboard doors, in a wide range of Laminex colours with soft closing cupboard door hinges as per builder's standard range, vertical grain only (16mm white board internal shelves). Cupboards sit on a 200mm high tiled hob
- Retractable clothes bin cupboard
- Designer chrome bar handles to all cupboards
- Alder Merito rectangular 210 sink mixer to trough
- Washing machine taps concealed within laundry cupboards
- Chrome floor wastes (choice of square or round)
- Skirting (200mm high), flooring and laundry splashback tiling to underside of overhead cupboards. Matching tiled splashback height to wall return included. Tiling allowance \$40 / sqm(PC). Standard tile size is 200mm x 200mm. Tiles are from the builder's standard range however upgrades are available at an additional charge. Tiles are laid in a horizontal pattern and not a diagonal pattern. No chrome trim to top of tiles. Feature tiles and non standard tiles are not included
- Mitred tiling finish Four levels of white lined melamine shelving to linen cupboard

Owner Name: _____ Owner Signature: _____ Date: _____

Owner Name: _____ Owner Signature: _____ Date: _____

Sales Consultant Signature: _____ Estimator Initial: _____



WC and Ensuite WC and Powder Room WC

- 30mm Essastone benchtop from builder's standard range to powder room. (Stone benchtops in excess of 3 metres in length will show a 'join line')
- Laminex Silk cupboard doors to powder room, in a wide range of Laminex colours with soft closing cupboard door hinges as per builder's standard range, vertical grain only (16mm white board internal shelves.) Cupboards sit on a 200mm high tiled hob
- Quality Caroma Liano Nexus inset basin – OTH (665205W)
- Caroma Stirling wall face toilet suite
- Alder Taya chrome toilet roll holder
- Frameless mirror to full width of powder room vanity
- Externally flumed exhaust fan
- Chrome floor wastes (choice of square or round)
- Clear glazing to ensuite, bathroom and WC windows
- Skirting (200mm high) and floor tiling included (PC \$40 / sqm). Standard tile size is 200mm x 200mm. Tiles are from the builder's standard range however upgrades are available at an additional charge. Tiles are laid in a horizontal pattern and not a diagonal pattern. No chrome trim to top of tiles. Feature tiles and non standard tiles are not included
- Mitred tiling finish



Garage

- 100mm Grano hardstand at minus 1 course (1 brick course below the house slab level)
- 28 course high plasterboard lined ceiling (cove cornice)
- Attached piers for additional structural strength, as indicated on standard plan
- Colorbond remote sectional door with two remote handsets from the builder's standard range of Colorbond colours selection (Ask for Sales Consultant for a current selection list of colours) in profile as displayed only (either Futura or Milano profile in woodgrain or smooth finish) selections other than as displayed may incur additional costs
- T-bar with brickwork over to front of garage
- Weatherproof garage shopper / internal door from garage to house - if indicated on standard plan (deadlock not included)
- Weatherproof door from garage to open air - if indicated on standard plan (deadlock not included)
- Note: Standard garage walls are not designed to sit within 1000mm of the boundary line. When a garage is required to be within this distance of the boundary line, the Owner will be required to pay an additional amount to upgrade the wall so that it complies with the Shire Regulations



Internal Ceiling

- Trio cornice throughout (75mm profile)
- 31 course ceilings to all internal rooms (internal rooms does not include garage / verandah)
- Feature recess ceiling to main entry, games and audio visual (no lighting ledge)
- Feature 28 course dropped ceiling to kitchen

Owner Name: _____ Owner Signature: _____ Date: _____

Owner Name: _____ Owner Signature: _____ Date: _____

Sales Consultant Signature: _____ Estimator Initial: _____



Paving

- All paving is laid at minus 1 course (1 brick course below the house slab level)
- 6 metre long, double width clay or concrete paved driveway
- Verandah
- Front Pathway (maximum 4 metres in length and 1.5 metres in width)
- All paving (where indicated on plan) is from the Midland Boral range and is either clay Ezi-Pave (232mm long x 153mm wide) or concrete Masterpave (200mm long x 200mm wide). All pavers are laid in a horizontal pattern, not a diagonal pattern. One colour applicable to all paving area. Note: Paving is a minimum of 60mm deep to vehicle traffic areas.



Electrical

- Three phase power
- One telephone point (does not apply when a smart wiring package has been added)
- One television point (does not apply when a smart wiring package has been added)
- Double power points throughout the home
- Clipsal Classic C2000 Brushed Aluminium cover plates with white grids (switches and sockets)
- Light points to external sliding doors and front door
- A standard electrical plan is available from your consultant
- Note: lighting fixtures to the front elevation other than the front porch light are not included
- Note: no external power points are included



Industry Standard Exclusions

Whilst the following items are commonly recognized as exclusions throughout the industry, Aveling Homes believes in one thing, being transparent.

- Landscaping including reticulation (usually provided by land developer)
- Timber decking (standard brick paving is used as indicated in Paving Section)
- Fencing (usually provided by land developer)
- Side Gates
- Planter boxes unless indicated on standard plan
- Front elevation features not connected to the main house such as gatehouses
- Gas bayonet
- Letterbox
- Clothes line
- Alarm systems
- Sound systems
- Ducted vacuum systems
- Feature lighting such as downlights, rail lights and hanging lights
- Weatherproof power points, capped plumbing for future sink and gas point to alfresco
- Security doors and security screens (standard fly screens to windows and sliding doors are included)
- Crossover paving from Owner's lot to roadway
- Side and rear paving except for alfresco paving
- Internal wall painting unless indicated in the Painting section
- Kitchen appliances such as fridge and dishwasher

Owner Name: _____	Owner Signature: _____	Date: _____
Owner Name: _____	Owner Signature: _____	Date: _____
Sales Consultant Signature: _____	Estimator Initial: _____	



Industry Standard Exclusions (cont.)

- Carpets to bedrooms, study, games and audio visual unless indicated in Finishings section (the absence of a Finishings section means that there are no finishing items such as carpets, main floor tiles, internal wall painting, feature lighting, air-conditioning, etc)
- Floor tiles to entry, living areas, kitchen, activity and minor bedroom passage unless indicated in Finishings Section (the absence of a Finishings section means that there are no finishing items such as carpets, main floor tiles, internal wall painting, feature lighting, air-conditioning, etc)
- Curtains or blinds to windows unless indicated in Finishing Section (the absence of a Finishings section means that there are no finishing items such as carpets, main floor tiles, internal wall painting, feature lighting, air-conditioning, etc)
- Cavity wall insulation
- Furniture including wall art as seen in display homes
- Furniture symbols such as beds, tables, desks to studies and computer areas, chairs, etc are only shown on the plan in order to provide guidance to our customers on how to furnish a room. These symbols do not suggest that these items are included in the standard plan.

Aveling Homes reserves the right to make changes to the information contained herein. Manufacturers, suppliers and retailers may change their standard range from time to time and this may affect the standard range that is contained herein. You should refer to your contract document for more detailed information regarding the specifications for your home.

Owner Name: _____	Owner Signature: _____	Date: _____
Owner Name: _____	Owner Signature: _____	Date: _____
Sales Consultant Signature: _____	Estimator Initial: _____	