



KOOKABURRA HOMES  
**STANDARD**  
**INCLUSIONS**  
**BRICK HOMES**

[www.kookaburrahomes.com.au](http://www.kookaburrahomes.com.au)



# STANDARD INCLUSIONS

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## PLANNING AND GENERAL WORKS

Fixed price contract  
3 month maintenance period  
Council application and building fees  
Working drawings, soil report and contour plans  
Mains electrical connection - up to 15 metres  
Sewers and drain connections - up to 15 metres  
Stormwater drains - downpipes from gutter terminated at floor level  
Mains water connection from meter - up to 15 metres  
Garden taps x 2 on house outside wet areas

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## FOOTINGS AND FOUNDATIONS

Slab on ground  
Footings included to 'S' Class classification - up to 300mm cut and fill  
25 MPA concrete  
Termite treatment collars  
Engineered footing design  
No slab to porch or alfresco

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## FRAME CONSTRUCTION

2400mm ceilings  
H2 Termite Resistant Timber  
Trenched top and bottom plates  
Engineered timber frames and trusses

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## ROOF COVER

Colorbond fascia's, gutters & iron roof  
22.5 degree pitch  
450mm eaves  
Fully lined porch area (is applicable)

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## BRICKWORK

Austral Clay Bricks - builders range  
Mortar: Grey or cream  
Joints: raked

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## INSULATION

External walls: R2.5 high density insulation  
Ceiling R4 insulation batts  
Sisalation foil to external walls

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## WINDOWS

Powder coated aluminum sliding windows with screens  
Locks to all windows  
Obscure glass to bathroom, ensuite and WC

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## LININGS

Walls and ceiling 10mm plasterboard  
55mm cornice

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## JOINERY

Architraves: 67 x 18mm single beveled MDF - painted  
Skirtings: 67 x 18mm single beveled MDF - painted  
Linen cupboard: 4 x melamine shelves  
WIR: Melamine shelf, hanging rail and shelfbank (if applicable)  
Robes and linen





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## DOORS AND FURNITURE

Entry: Corinthian builders range  
Internal: Corinthian flush - painted  
External: Corinthian solidor - painted  
Furniture: Gainsborough lever door handles

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## ELECTRICAL

Light and double power point per room  
2 x double power points to kitchen  
Single power point to fridge  
3 in 1 light / fan / heat unit  
Smoke detectors hard wired battery backup  
2x TV Point and 2x Phone Point  
External power points to HWS and pump  
External lights to exits

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## TILING

Kitchen: 600mm splashback  
Bathroom / ensuite: 2100mm to shower, 600mm above bath, 1200mm around walls  
WC: Up to 300mm skirting row around walls  
Laundry: Up to 300mm splashback, Up to 300mm skirting row around walls  
Floor tiles to wet areas laid on square

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## LAUNDRY

45L stainless steel trough with cabinet  
Flick mixer  
¼ Turn washing machine taps

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## KITCHEN

1 ¾ bowl stainless steel sink with kitchen flickmixer  
Doors and Drawers - Top of the range Blum motion inverter soft close door hinges and drawer systems.  
Metal tandem box drawers  
Set of 4 Cutlery Drawers

Handles from Builders Range  
Laminated Pantry  
Stainless steel under bench oven, cooktop and rangehood  
Stainless steel dishwasher  
Overhead cupboards to fridge and cooktop run. 720mm high with bulkhead  
High gloss laminate bench tops  
Doors and panels - two pack lacquer front  
Pantry: 4 x melamine shelves

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## BATHROOM AND ENSUITE

Vanity cupboard with drawer set up to 900mm, powder room wall to wall  
Acrylic bath approximately 1500mm  
Quality tapware from builders range  
Dual flush porcelain toilet suites  
Chrome accessories  
Shower screens: laminated clear glass, semi-frameless surround  
Mirrors with polished edge - up to 900mm  
3 in 1 exhaust / heat / fan  
G20 Instantaneous gas HWS tempered to 50 degrees

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## GARAGE (if applicable)

Cement sheet lining  
Concrete slab  
Panel lift doors with remotes



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DISPLAY VILLAGE  
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