



BUILDING
GROUP

PJH BUILDING GROUP STANDARD LIST OF INLCUSIONS

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GENERAL

FEATURE

- Building Contract
- Land Type
- Council Approvals
- House Slab
- Wind Rating

PRODUCT/FINISH

- Fixed price Master Builders contract
- Serviced block - Cut/Fill up to 500mm
- Standard certification w/ plumbing approval
- M Class waffle pod
- N2

STRUCTURAL

- Ceiling height
- Frame
- Termite Treatment
- Roof
- Insulation
- Bricks
- Lightweight cladding
- Driveway

- 2590mm throughout
- Termite treated timber
- Penetrations, slab, cold joints & frame
- Colorbond roof, fascia & gutters
- 60mm Anticon blanket + R1.5 batts to external walls
- Austral range of bricks to choose from
- James Hardie Linea, Axon or Stria
- Exposed aggregate (Up to 55sqm) 3 colours

EXTERNAL

FEATURE	PRODUCT/FINISH
• Garage door	• Steeline Colorbond - Choice of 5 profiles
• Alfresco/Porch	• Concrete with 600x600 tiling
• Hose taps	• 2 included
• Yard Gullies	• 4 Included

INTERNAL LININGS & GENERAL

• Walls & Ceilings	• 10mm Plasterboard
• Cornices	• 90mm Cove
• Skirting + Architraves	• 68x11 Skirt + 42x11 Arch
• Painting	• 3 Coat finish
• Ducted Air Conditioner	• Daiken 12.5kw lowset - 15.5kw Highset
• Hot water system	• 280L Electric
• Windows + Doors	• Aluminum Key-Locked
• External doors	• Hume Savoy 1200 XN series

KITCHEN & LAUNDRY

• Benchtops	• 20mm Stone to kitchen & laundry
• Cabinets	• Polytec laminate
• Cabinet configuration	• O/head cupboard above fridge & bank of 4 drawers
• Sinks	• 1.5 Bowl to kitchen + 45L tub to laundry
• Tapware	• Gooseneck mixer to kitchen + Laundry
• Pantry/WIP	• White melamine - 4 Shelves
• Drawers/Bins	• Soft close with slide out bin to kitchen
• Appliances	• Westinghouse 900mm Oven/cooktop/rangehood
• Dishwasher	• 600mm Dishwasher
• Fridge Space	• Overhead cabinet & Waterpoint for fridge

BATHROOMS & ENSUITE

FEATURE

- Benchtops
- Vanities
- Shower outlet
- Basin + Tapware
- Shower Screen
- Toilet Suites
- Mirrors
- Accessories

PRODUCT/FINISH

- 20mm stone
- Polytec Laminate - Choice of colours
- Twin integrated shower rail set
- Inset basin - Round or square + Flick mixer
- Semi-frameless
- Back to wall soft close
- Frameless polished
- 600mm Towel Rails + Toilet roll Holder

BEDROOMS & LINEN

- Walk in Robe
- Other Robes
- Linen

- Top shelf + Hanging rail. Drawers & shelves
- Top Shelf & Hanging rail
- Bank of 4 shelves

ELECTRICAL

- Internal lighting
- External lighting
- Power Points/Switches
- Tv + Antenna
- Phone/Data

- LED Downlights - 2 per Bedroom + 1 per 10 sq/m
- 2 Downlight to Alfresco + 2 sensor lights
- Clipsal iconic
- 2 TV points + Digital Antenna
- 1 each included

FLOOR COVERINGS

- Wet areas
- Main living area -ground floor
- Main living area - 2 Storey
- Bedrooms/Media

- 600x600 Ceramic or Porcelain
- Choice of tile, laminate or vinyl
- Quality Carpet on 10mm underlay
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STAIRS TO DOUBLE STOREY HOMES

FEATURE

- Staircase
- Balustrade
- Handrail/Posts

PRODUCT/FINISH

- Stain grade Durain
- Black powder coated aluminium 12mm x 12mm square profile balusters
- Paint grade oval hand rail & newel posts

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