

# Prestige Inclusions



## Special services provided

- Working drawings
- Provide detailed contour survey plan
- Basix certificate to state government requirements as at signed Final Tender date\*\*\*
- Standard landscape plan
- Standard council / certifier application fees
- Standard statutory water authority approval fee
- Homeowners warranty insurance and construction insurance
- Engineer designed & construction of a standard waffle pod 'H' & 'M' class (subject to bore hole report)
- Piering (allowance of 60lm) concrete handling & concrete pump to suit 'H' & 'M' class site
- Provide standard excavation for building platform (allowance of 500mm for cut & fill)
- Peg out survey & formwork check
- Sewer connection to boards existing sewer junction on site (allowance of 10 metres)
- Stormwater connection to rear/front of house (allowance of 10 metres from house)
- Water connection (allowance of 10 metres)
- Underground electricity cables & connection to metre box (allowance of 10 metres)
- Provide underground conduit for NBN Line (allowance of 10 metres from boundary)
- Provide gas connection (allowance of 10 metres) if applicable
- Temporary construction fence & onsite toilet
- Sediment control barriers (as required by council)
- Provide all weather access (as required by council)
- Trade waste compound (as required by council)
- 2.590m ceiling to single level house
- 2.590m ceilings to double storey house ground floor only
- ELC cut out switch to power board
- Six year structural warranty
- 90 day maintenance warranty for minor defects
- Roof rail & scaffolding where required
- No allowance for drop edge beam or benching

## External finishes

- Rendered AAC panel to external walls \*
- Metal corrugated roof with insulation blanket
- Termite protection to the perimeter of slab & approved collars to the internal pipes as per BCA
- Structural T2 treated pine timber or steel frame & timber trusses
- Structural steel beams as per engineering specification (if required)
- 450mm wide eaves to perimeter of house (as per basix)
- Metal fascia and gutter
- Colorbond garage panel lift door with 3 handsets
- Aluminium frame window & sliding doors with key locks
- Flyscreens to all windows & sliding doors
- Colour thru concrete driveway & front path to porch up to 70m<sup>2</sup>
- Quality turf to front & rear yard to 180m<sup>2</sup> allowance
- Landscaping preparation to front yard (plants & weed mats by owner)
- Clothesline & letterbox
- Two external garden taps, mains supply & 1 tap to recycle water or water tank & pump connection as per basix
- Plumbing to house & wet areas with water tempering safety valve
- Provide 4 gas points if in design (living area, external wall or alfresco for BBQ, cooktop and gas hot water system) if applicable
- Continuous flow gas or electric hot water system
- Rainwater tank & pump as per basix or recycled water connection if available
- 6.6kw Solar System\*
- Alfresco & porch ceiling with downlights and fan to alfresco\*
- Piller lights to garage\*
- Quality floor tiles to entry and alfresco \*

## Internal finishes

- 1200mm or 920mm feature entry door with keyless entry as per house design
- Featured moulded panel internal doors from selected range
- Gainsborough lever door furniture from selected range
- 66mm pine architrave, skirting throughout
- Pine door jams throughout
- 4 melamine shelves to linen cupboard
- 3 TV points, 1 data outlet & 1 NBN provision & car charging\*
- Smoke detectors as per Australian Standards
- Gyprock lining to internal walls with decorative cornice to main living areas with 90mm cornice to remaining rooms
- 90mm cornice only to attached flat \*\*
- Double power points to all rooms
- LED downlights to living / kitchen / laundry & main bedroom Fan light to remaining bedrooms & fluorescent light to garage
- Paint to walls & ceiling - 1 sealer coat & 2 finish coats of paint (one colour throughout)
- Wardrobe fit outs (draws, shelves, hanging)
- Quality floor coverings (from selected range)
- Roller blinds to windows & sliding doors (from selected range). Venetian blinds to bathrooms only
- Security alarm system
- Stairs & handrails (from standard range)
- Insulation (R2.0 to external walls & R3.5 to ceiling)
- Ducted R/C air conditioner designed for house
- Split System air conditioner only to attached flat\*\*

## Kitchen finishes

- Polyurethane kitchen cabinet & drawers (1 Dulux colour)
- Soft close hinges to kitchen cupboards & drawers
- Quality stone benchtop throughout
- 4 melamine shelves to pantry \*
- Microwave shelf, overhead cupboards, 2 pot drawers \*
- Bulkheads above kitchen cupboards \*
- Glass or tiled splashback
- Under bench mount stainless steel kitchen sink with mixer
- Water purifier to kitchen mixer & water outlet for fridge
- Quality stainless steel 900mm free standing combination gas or electric cooktop & electric oven with matching undermount range hood (as per house design)
- 600mm free standing gas or electric cooktop and electric oven with matching undermount range hood only to attached flat \*\*
- Quality stainless steel dishwasher
- Safety cut off switch to oven and cooktop

## Bathroom, ensuite and laundry finishes

- Ceramic tiles from selected range to wet areas
- Bathroom & ensuite – floor to ceiling tiles (no cornice)
- Powder room – floor and skirting (one row) tiles
- Laundry – floor, skirting and splashback (one row) tiles
- Floating vanities with 20mm stone top (matching kitchen colour)
- Waterproofing to wet areas as per BCA
- Semi frameless shower screens with clear laminated safety glass
- Shower shelf, towel rails or towel hooks
- Modern mixer tapware 5 star rated in full chrome (from selected range)
- Back to wall toilet suite with soft close lid
- 45 litre drop-in laundry tub, bench top & cupboards
- Heater & exhaust fans to bathroom and ensuite
- Broom closet to laundry \*
- Exhaust fan to powder room if required \*
- Polished edged mirrors to bathrooms or shaving cabinet
- 1780mm Freestanding bath

Note: Macson Homes Pty Ltd reserves the right to change prices, plans, inclusions or suppliers without notice or obligation. All measurements and plans are approximate only. Standard floor plans may change due to site dimensions and conditions. As at June, 2026

\* If included in design

\*\* Dual Living (attached flat) standard inclusions

\*\*\* Basix requirements may change before final house plans are completed. Extra costs may occur.