



Dulger homes Standard Inclusions

Effective 19th July 2021

External inclusions

Bricks:	Selection of Austral clay bricks from Dulger's standard ranges
Mortar:	Natural coloured mortar Rolled mortar joints to all brickwork
External cladding:	Options of rendered foam cladding, Colorbond metal Or James hardie cement cladding materials (plan and façade specific)
Render:	2 coat AcraTex coarse Rendered finish, Colours from the Dulger's standard ranges only (plan and façade specific)
Roofing:	Choice of Bristile Designer range tiles. 22.5° Roof pitch as standard
Roofing (flat roof):	Metroll colorbond corrugated sheeting to all flat roof sections
Guttering:	Metroll colorbond coloured metal gutter, fascia and downpipes (all guttering, fascia and downpipes are plan specific)
External hinged doors:	Selection of Corinthian 'Urban' range front door Painted finish 820X2040mm Solidcore flush door to rear garage access 820X2040mm Honeycomb flush door to internal garage access 820X2040mm Laundry hinged door (plan specific) from corinthian 'Backdoor' range with clear glass
External sliding doors:	A+L standard range aluminium powdercoated sliding doors with keyed lock of matching colour (size is plan specific)
External door frames:	Timber frame to front door and rear garage access door painted/stained to match door colour Aluminium frames to all sliding doors
Windows:	A+L aluminium Awning windows to front façade A+L aluminium Sliding windows to side and rear elevations (Windows sizes are plan specific) Single glazed windows as standard



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Window Coverboards:	Aluminium coverboards with colour matching window frames (plan and façade specific)
External door handles:	Choice of lane security Key-in lever entry sets from builders standard range in satin or polished finish for front door Choice of lane security knobsets from Dulger's standard range polished or satin finish for internal and external garage access
infills Single story:	Lightweight infill above garage in either painted or rendered finish (infill type is façade and plan specific) Brick infill above windows and front door to the front façade Painted lightweight cement infills to side and rear elevations
Infills double story:	Lightweight infill to garage (brick infill to build over garage facades) Brick infill to windows and doors in front façade (ground floor) brick infill to ground floor side and rear elevations Infills to match cladding material to first floor all elevations (infills type is façade and plan specific)
Framing:	Timber framing made from MPG-10 timber Timber roof trusses made from MPG-10 timber First floor base Yellowtounge board
Insulation:	R3.5 level insulation to roof cavity for all homes R2.0 level insulation to all external walls of home (Garage excluded)
Weather wraps:	Breatheable weather wrap to all external walls. Joins taped and window openings sealed
Hot Water:	Rinnai B26 Instantaneous hot water service with double waterproof External powerpoint tempered to whole home (location is plan specific)
Draft Exclusion:	Self-sealing exhaust fans to all locations Weather seals to all external hinged doors as per BCA
Paintwork:	Wattyl paint used for all painted cladding materials.



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Internal Inclusions

Ceiling Heights:	Single storey: 2440mm ceiling heights Double Storey: 2440mm ceiling height to ground floor 2440mm Ceiling height to first floor
Internal Doors:	Flush panel and Cavity sliding door 2040mm height (doors are plan specific) White Mushroom style door stops
Cornicing:	Cove 75mm cornicing to whole home
Architraves & skirting:	67mmX12mm MDF Single bevel skirting and achitraves
Door handles:	Selection of Lane security handles to internal hinged and sliding doors and robes
Heating:	Bonaire Gas ducted heating system - 3 star energy rating. Ducted to all living areas and bedrooms (No ducting to bathroom laundry)
Cabinetry:	Laminex natural finish cabinets to all cabinetry doors Base and overhead cabinets to kitchen (plan specific) 45 Litre metal trough with sink to laundry White melamine internals to all cabinetry 4X450 deep melamine shelves to pantry (plan specific) 1X450 deep melamine shelf with chrome hanging rail to all robes Dishwasher provision with laminex natural finish internally Cabinet handles from Dulger's standard range
Benchtops:	20mm Stone ambassador or Caesarstone benchtops from builders predetermined ranges to kitchen 32mm laminate benches to bathrooms, ensuites and Powder rooms
Tapware:	Selection of Phoenix gooseneck tapware to kitchen Selection of Phoenix 'Ivy' range tapware to bathroom, ensuites, powder rooms and laundry Phoenix rail shower with handheld shower (all chrome)



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kitchen sink:	Stylus Radiant 1 3/4 sink with drainer and single taphole
Appliances:	600mm Westinghouse 4 burner bench mounted cooker - WHG643SB 600mm Westinghouse underbench oven - WVE613SC 600mm Westinghouse rangehood - WRH605IS (ducted externally to all homes)
Basins:	Selection of Seima inset or above counter basins with single taphole from builders standard range
Mirrors:	Silver backed frameless mirror to all vanity locations as wide as vanity space (vanities are plan specific)
Bath:	Stylus Origin 1525mm or 1675mm inset bath bath hob (size is plan specific)
Shower bases:	Preformed acrylic shower bases as per shower size (plan specific)
Shower screen:	Framed glass shower screen with pivot door
Toilets:	Seima Mero vitreous china with soft close toilet suites
Tiling:	Choice of Beaumonts 400X400mm or 450X450mm ceramic floor tiles to Bathroom, ensuite and powder rooms from Dulger's standard ranges including tiled skirting and bath hob Choice of ceramic wall tiling to 2000mm high in showers 200mm high tiled splashback behind vanities 700mm high tiled splashback behind in kitchen 400mm high tiled splashback behind laundry sink Balcony tiling 400X400mm or 450X450mm textured tile as per Dulger's standard beaumont tiles. (all tiling is plan specific)



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- Electrical:**
- Double Power points throughout the whole home
(single powepoints to the fridge, microwave spaces and dishwasher)
 - Fixed batten points to each room including light globes
 - Fixed batten point to alfresco, porch and balcony areas
(locations and number are plan and façade specific)
 - White light switches and covers to home
 - Hard wired smoke detectors with battery backup
 - Exhaust fans to all bathooms andd powder rooms
 - Safety switche to the meter box location
- Staircase:**
- Full KDHW victorian ash staircase including treads, risers, hand rails and newel post with non-slip clear coat finish
- Other items:**
- Colorbond sectional garage door with manual opening
 - Concrete waffle pod slab to an 'M' class specification and 300mm fall/fill across the lot
 - Connection to all underground services up to a setback of 5.5m
 - N2 wind rating as standard
 - Termite part A and part B as per requirements
 - Self-sealing exhaust fans to all locations
 - Weather seals to all external hinged doors as per BCA
 - Wattyl paint used for all painted cladding materials.
 - 45 Litre Metal torugh and sink with mixer to laundry.