



Derbyshire Inclusions - Architecturally Designed Home

Below are the standard inclusions for a Derbyshire Architecturally Designed Home.

These Homes Typically start at around \$20k per Square based on a flat block and the Inclusions Listed Below:

Preliminary

- Building Permit Application Fees
- Professional Colour Selection Service with Interior Designer
- Home Owners Warranty Insurance
- Contract Documentation including Sketch Plans Working Drawings, Engineering Reimbursed.

Slab/Earthworks

- Earthworks including levelling of building platform, Excavation & Retaining Walls as Required.
- Engineered Concrete Raft Slab and Footings in line with Engineering Requirements.

External Fixtures and Finishes

- Colorbond Roof, Fascia and Down Pipes (roof includes sarking)
- Sectional Garage Door with 2 Remotes
- Fly Wire Screens to all operable windows
- Hume Solid Core Front Entry Door with Gainsborough Door Furniture
- Water Meter + 4 Garden Taps

Energy Efficiency

- IC Rated (Insulation Contact) Downlights as standard.
- R6.0 Gold High Performance Insulation to Ceilings
- R2.5 Gold High Performance Insulation to External Walls and Wet Area Walls
- Double Glazed Argon Premium Aluminium Windows and Sliding Glass Doors throughout.
- Solar Hot Water System and / or Rainwater Tank
- Minimum 6 Star Energy Rating with Draft Seals to all Windows and Doors

Internal Fixtures and Finishes

- Selected High Ceilings with Raked Sections as Nominated
- 2340mm Flush Panel Redicoat Door with Gainsborough Door Furniture
- Solid Timber Architraves (not MDF)
- Square Set Cornices Throughout.
- Washable Acrylic Paint to all Internal Walls and Ceilings

Derbyshire

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Floor and Wall Finishes

Polished Concrete, Solid Timber or Engineered Flooring to Living Areas
Carpet to Bedrooms
Porcelain Tiles to Wet Area Floors and Walls

Electrical

Low Voltage LED Downlights throughout
Double Power Points with USB Power Supply where nominated.
Hard Wired Smoke Detectors
Sealed Exhaust Fans ducted externally.
Television and Data Points as nominated.

Heating and Cooling

Reverse Cycle / High Velocity Ducted Heating & Cooling / Hydronic Panels / Under Floor.

Kitchen & Laundry

Client Selected Appliances - Cooktop, Oven, Dishwasher & Rangehood etc.
Client Selected Granite / Caesarstone Benchtops with Selected Edge Profile.
Laminate / 2 Pac Finish to Base & Overhead Cabinetry with Soft Close Drawers and Doors
Kitchen - Undermount Sink with Premium Selected Kitchen Mixer.
Laundry - Stainless Steel Trough & Mixer

Bathrooms & Powder Rooms

Insitu Shower Bases with Frameless Shower Screens
Client Selected Granite / Caesarstone Benchtops with Selected Edge Profile.
Laminate / 2 Pac Finish to Cabinetry with Soft Close Drawers and Doors Throughout
Caroma Basins, Baths & Toilet Suites
Caroma Tapware and Accessories