

A premium  
standard you  
can expect.

## PRELIMINARIES

Engineered soil test & feature site survey  
Detailed technical construction drawings  
Complete engineered structural design  
Bushfire report and assessment (BAL)  
Design Review appointment with a design specialist  
Harmony Gallery custom colour selection consultation  
Domestic Builders Insurance policy, issued upon signing of HIA Building Contract  
Building permit & relevant fees

## GENERAL

25-year structural guarantee  
12-month maintenance period after handover  
Detailed site and house clean prior to handover

## SERVICES & CONNECTIONS

Relevant water authority and sewer application fees  
Connection of sewer & stormwater to point within allotment  
Three phase electricity supply from underground pit to meter box, including flush mount internal sub board to Garage area  
Water connection from mains meter to dwelling including two external taps

## STRUCTURAL

Excavation and soil removal for up to 300mm of fall across site  
Engineered waffle concrete slab construction to 'H' class soil classification  
Structural slabs to Porch and Outdoor Living areas (plain concrete finish)  
Timber framing and structural beams/lintels as per engineers design and relevant Australian Standards  
2700mm (9'0") ceiling heights to Ground Floor and First Floor  
Termite protection to all slab penetrations and the entire perimeter of dwelling

## WHOLE OF HOME AND THERMAL PERFORMANCE

Energy rating report and permit compliance on any orientation  
Site specific 'Whole of Home' assessment report and compliance  
Full vapour permeable sisalation wrap to external walls  
Insulation batts to external walls and ceilings to comply with your site-specific energy rating requirements  
Provide 3kW Solar PV system with solar panels fitted to external roof with 2.5kW inverter  
Window & Door glazing to comply with energy rating requirements including,  

- Awning Windows – Thermally Broken frame with Double Glazed Low-E glass (Clear & Optitherm glass)
- Sliding and Fixed Windows – Double Glazed Low-E glass (Clear & Optitherm)
- Sliding Doors – Double Glazed Low-E glass (Clear & Optitherm)
- Laundry hinged doors – Single Glazed (Clear glass)

Sealed door frames to all external doors  
Draft stoppers to all ceiling exhaust fans

## LIVABLE HOUSING DESIGN REQUIRMENTS

Level threshold access achieved via garage/dwelling man door threshold with ramp fitted to garage side  
Design specific NCC Compliant door widths, passage widths & circulation requirements  
Grabrail substrate fixings placed within wall cavities to required locations

## GARAGE CONSTRUCTION

Integrated concrete slab with step down from dwelling to Garage  
'Colorbond' sectional overhead door with automated lifter and remote controls  
Tempered hardboard door to Garage External access door with 'Gainsborough' Trilock hardware  
Flush panel door to Garage Internal access door with 'Gainsborough' Trilock hardware  
Brick infill above Garage sectional door to Front façade



Style, luxury and convenience are built into every Beachwood

## EXTERIOR FINISHES

Brick veneer walls to Ground Floor areas with 'Austral' range bricks (up to Category 3) - design specific

Brick infills or rendered foam infills over all external door and windows - design specific

'Bristile' concrete roof tiles with Prestige profile (up to Category 4) with 22.5 degree roof pitch to main roof area, lower roof areas to have flat metal roofing – design specific

Rendered polystyrene cladding to First Floor direct fixed to timber frame

'Colorbond' metal fascia, quad gutters and downpipes

'Bradnam's Windows' clear glazed aluminium windows with fiberglass mesh flyscreens fitted to all openable windows

'Corinthian' feature double Front doors with clear glazing and with 'Gainsborough' Trilock lockable hardware

Laundry door fully glazed with lockable lever hardware

## INTERIOR FINISHES

'CSR' Plasterboard (10mm) to all internal walls fitted with Square Set cornice to feature Entry, Meals, Living and Kitchen areas, with 75mm cove cornice to remainder. Rondo P35 control joint to all Staircase and Void areas

'Corinthian' 2340mm high flush panel doors throughout including robes

'Gainsborough' lever door furniture (up to Category 3) to all internal doors

'Corinthian' architraves and skirting 67mm x 18mm with single bevel profile

'Beaumont Tiles' ceramic floor tiles (up to Category 2) or laminate flooring (Category 1) to Entry, Living, Meals, Kitchen and Scullery areas

Premium carpet (up to Category 4) and underlay to all remaining internal floor areas

Robes to all Bedrooms with single white melamine shelf and single chrome hanging rail

Linen cupboard with four white melamine shelves

'Dulux Enviro2' Low Voc paint, 3 coat paint system to walls & 2 coats system to ceilings

Feature Vic Ash timber Staircase (treads and risers with clear coat finish) with Vic Ash drop down handrail and round black balusters. Plaster lined wall balustrade (up to 1000mm high) to applicable First Floor Void areas.

## HEATING & COOLING

'Rinnai' Heat Pump hot water system (two per dwelling, with capacity to suit design requirements)

'Daikin' Standard inverter heating and cooling system with round ceiling outlets to all Bedrooms and Living areas

## ELECTRICAL

'Clipsal' dimmable LED downlights throughout dwelling

'Clipsal Iconic' range power points and switch plates throughout

Fibre to the home pre provisions including conduit and drawstring and four internal data points

Two external double flood lights

Exhaust fans (self sealing) vented to atmosphere to wet areas as required for compliance

Hard wired smoke detectors

Residual-current device (RCD) safety switches to meterbox

From the base construction to the roof pitch and everything in between, the quality of our standard build inclusions are backed by certified ratings and warranties.



## KITCHEN

'Fisher & Paykel' 600mm wide electric under bench ovens (2 per dwelling), including wall oven tower unit

'Fisher & Paykel' 900mm wide 4 zone induction cooktop

'Fisher & Paykel' 600mm wide stainless steel dishwasher

'Fisher & Paykel' 900mm wide slide out rangehood

'Abey' double bowl undermount sink (no drainer) with 'Alder' mixer tapware (up to Category 3)

'Quantum Zero' Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 3)

'Laminex Natural' plain faced overhead cupboards above Appliance benchtop and Fridge space with up to Category 5 handles, Soft-close hinges to all cabinetry doors

'Laminex Natural' plain faced base cupboards with up to Category 5 handles

'Beaumont Tiles' ceramic wall tiles to splashback area (up to Category 2 range)

Pull out drawer with 2No. internal 29 litre bins

Soft-close cutlery drawers to Island bench and soft-close pot drawers next to Kitchen oven, including two cutlery insert trays

home, inside and out, with our inclusions that exceed expectations.



### SCULLERY

'Abey' single bowl round inset sink (no drainer) with 'Alder' mixer tapware (up to Category 3)

'Quantum Zero' Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 3)

'Laminex Natural' plain faced overhead cupboards above benchtop area with up to Category 5 handles, soft-close hinges to all cabinetry doors

'Laminex Natural' plain faced base cupboards with up to Category 5 handles

'Beaumont Tiles' ceramic wall tiles to splashback area (up to Category 2 range)

### LAUNDRY

'Quantum Zero' Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 3) – benchtop to run wall to wall.

'Laminex Natural' coloured laminate to trough unit, with soft-close hinges to all cabinetry doors

'Abey' 45 litre stainless steel trough with 'Alder' mixer tapware (up to Category 3)

'Beaumont Tiles' ceramic wall, floor and skirting tiles (up to Category 2)

'Alder' washing machine hot and cold taps

### MASTER ENSUITE, MINOR ENSUITES, BATHROOM, POWDER ROOM & W.C.

'Quantum Zero' Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 3)

'Laminex Natural' coloured laminate to vanity unit, with soft-close hinges to all cabinetry doors

'Fienza' above counter or inset basins (up to Category 3) with pop up wastes

'Fienza' back to wall white toilet suites with soft close seats

'Decina' feature white back to wall or freestanding bath – design specific

'Beaumont Tiles' ceramic wall, floor and skirting tiles (up to Category 2) – with floor to ceiling wall tiles to Master Ensuite and Ground Floor Ensuite areas, with standard areas to remaining locations (design specific)

Tiled (flush finish) shower bases with smart tile insert waste

'Evo Hybrid' Semi frameless shower screens with pivot door and clear safety glass,

Polished edge silver mirrors to entire width of vanity unit

'Alder' wall rail with shower outlet and mixer tapware to basins, bath and showers 'Alder' towel rails and toilet roll holders (up to Category 3)


## Complete Your Dream Kitchen: Integrated Appliances Included at No Extra Cost!\*



For a limited time, enhance your Melbourne Collection home with our **Fisher & Paykel Integrated Appliance Bundle**, featuring a selection of premium, fully integrated appliances—with installation included.

#### Features:

- ✓ Integrated French Door Fridge/Freezer
- ✓ Integrated Undermount Rangehood
- ✓ Integrated Dishwasher
- ✓ Underbench built-in Microwave

Melbourne 

FISHER & PAYKEL



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\* Terms and Conditions apply. See our website or speak to a Beachwood New Home Consultant for further details.

Melbourne Collection Standard Inclusions Version 2.0. Please note that Images in this brochure may include upgrade items and show selections and features not supplied by Beachwood Homes including landscaping, window furnishings, finishes, decor and furniture. Inclusions are subject to change without notice.

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