



D&B Goodyer Developments Pty Ltd
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Standard
Inclusions



Inclusions

Kitchen

- Evostone Benches
- Laminate Cupboards in Laminex Silk finish or Polytech Sheen or Matt
- Choice of handle from Standard selection range from JP Joinery Products
- Slide out rubbish bin
- Overhead cupboards where appropriate
- Pot drawers(3) x 3 sets
- Cutlery draw bank (4)with extra slide out cutlery tray (2)
- Soft close cupboards and drawers
- Microwave shelf
- Choice of Smeg or Technika builder range products, which includes oven or stove, cooktop, canopy and dishwasher
- Black Glass top Joinery products bowl and a ½ sink
- Quality choice of kitchen tap-ware from D&B Goodyer Developments personal range
- Tiled splashback from D&B Goodyer Developments Range at Rossetto Tiles

Electrical

- Earth, safety switches and circuit breakers
- Double power points minimum 2 per room
- 2 TV points personalised choice of placement
- Phone point access
- Smoke detectors as per council requirements
- Energy efficient lighting, including LED down lights, flouros, specialised light for entry, breakfast bar dining or master bedroom. Bunker light externally and external down lights in alfresco area and front entry.
- Light plan provided on completion of drawn house plans
- Exhaust fan from bathroom fans and kitchen canopy to external eave.
- Heat pump included wall unit minimum 7KW Hitachi
- Two way switches where appropriate for plan
- Standard power points and light switches included

Bathroom, Ensuies and Toilets

- Vanities from D&B Goodyer Development Quality Range
- Quality Basin mixers from D&B Goodyer Development range
- Mirrors or Shaving Cabinets above all vanities from builders range
- 1700mm drop in bath with hob around
- Bath mixer or spout from builders range
- Shower rails from the quality D&B Goodyer range
- Shower screen which chrome frame
- Tiled shower base with stainless square grate
- Tiled floors from D&B Goodyer's standard range at Rossetto Tiles
- Tiled walls to 1200 high around bath and behind vanity
- Tiled shower to ceiling with feature tile 150mm wide
- Quality full China toilet suites with soft close lids
- Towel rails, toilet roll holders, hand towel rail, toothbrush cup and soap dish for each bathroom



Laundry

- Evostone Benches
- 45L Drop in trough
- Cabinetry from Laminex Silk finish range or Polytech Sheen or Matt finishes
- Choice of handle from standard selection at JP joiner range
- Cupboard and underbench sink cupboards as per plan provided
- Mixer from standard laundry mixer builders range

Internal inclusions

- 2400mm ceiling height
- Carpets from builders quality range at Modern Living Carpet Court
- Internal Doors from Corinthian Motive range or Hume's Accent range
- Lockwood tri lock front entry door
- Internal Lockwood door handle from standard builders range
- Wardrobe, sliding mirror units or Corinthian/Hume slide track units
- Linen press door Corinthian/Hume Sliding tract unit
- Shelving with hanging units in all wardrobes and storage/linen cupboards
- Square plaster in bathrooms and en-suities
- 55mm Cornice through out
- Allowance of two paint colours

Plumbing

- All drainage to stormwater
- 160l or 240l electrical hot water system appropriate for house size
- Water limiters on external taps as per council requirements
- Wels rated water efficient taps and toilets

External inclusion

- M class soil classification for slab design with 500mm fall allowance across slab
- Bricks from D&B Goodyer's selections from Austral Brick
- Façade, rendered column feature, rock column or similar
- Double Glazed Windows Throughout
- Roof, Iron - colour bond range
- Front door from builders standard range Corinthian or Hume
- Garage roller door, panel lift in colour bond colours inclusive of remote control motor
- 2 external garden taps
- Wall batts 2.2
- Ceiling batts 4.1
- Decks as per plan requirement will be finished in Jarrah.
- Paved areas as per plan requirement will be from Island Block from builders range
- Clothes line
- External path to clothes line
- Colour bond facia and gutter standard selection choice

Upgrade

(Packages are available according to house size etc)

- Ducted heating- approx. \$6,000 per 24 square home
- Double glazed windows- approx. \$2,500 per 24 square home
- Wardrobe door upgrades to white glass or black glass approx \$2,000 per 24 Square home
- Upgrade Façade –depending on plan for price
- Fully rendered home – depending on plan for price
- Driveway – Approx \$5000 per 6 metre driveway
- Fences – Depending on current fences on boundary
- Landscaping- Flat block approx \$8,000, elevated approx. \$15,000 allowing for block walls including plants and garden edging, pine park and rock
- Stone kitchen bench tops – approx. \$2,500 depending on size of kitchen from plan