



# O SERIES INCLUSIONS

When you build with Burbank, you can rest assured you'll receive the highest quality fittings and finishes as well as outstanding workmanship and exceptional service along the way.



Effective from 16th July 2024

## BUILDING ALLOTMENT

- Building allotment of up to 700m<sup>2</sup> with a maximum building set back of 5m (subject to planning authority)
- All our homes are built to a N2 wind rating which is the wind classification based off the location of your home, shielding, topography and terrain conditions

## NCC 2022

All of our homes are designed and built to meet NCC 2022 requirements. This includes requirements for:

- Livable Housing
- Condensation Management
- Whole of Home including a minimum 1.5 kilowatt Solar Photovoltaic System and 200L split system heat pump hot water system
- 7 Star NatHERS Rating to all orientations<sup>^</sup>

## WARRANTIES & ASSURANCES

- 30 year structural guarantee\*

## FOOTINGS

- Engineer designed 'H1' class concrete slab with one concrete pump allowance
- Concrete 'H1' class waffle concrete slab to alfresco and porch where applicable
- Balance cut and fill up to 300mm (with no existing fill) over build platform
- Physical termite treatment system to slab perimeter and shield to all service penetrations

## SERVICES - CONNECTIONS

- Connection to water, sewer (up to 1500mm deep) and stormwater points within the allotment and connection to underground power and gas services immediately adjacent to the allotment. Excludes internet and telephone connections and associated costs
- Three phase power included from front allotment to meter box up to 10m run
- 2x external water taps (one at water meter and one to rear of home)

## CEILING HEIGHTS

- 2440mm (nominal) ceiling height for single storey homes
- 2440mm (nominal) ceiling height to ground floor of double storey homes with 2440mm (nominal) ceiling height to first floor, unless specified otherwise by facade.
- 75mm cove cornice

## FRAMING

- 90mm prefabricated pine frame and roof trusses

## WINDOWS

- Aluminium awning throughout (including locks), unless otherwise noted on facade selection. Note upper storey bedroom window openings may be restricted to comply with building regulations
- Brick infill above windows and doors with galvanised steel lintels to entire dwelling (facade specific)
- Lightweight cladding above all windows with the exception of the above

## ROOFING

- Choice of coloured concrete roof tiles with 22.5 degree roof pitch or Colorbond<sup>®</sup> metal roof. Note: Choice dependent on facade and roofline
- Colorbond<sup>®</sup> steel fascia, quad gutter and rectangular downpipes

## EAVES

- 450mm eaves to ground floor facade and first floor as determined by home design and facade type

## BRICKS

- Inclusion bricks with raked or rolled joints including brick sills

## EXTERIOR DOORS

- Laundry hinged flush panel door with half light and lockset - no deadbolt (plan specific)
- Corinthian solid core front door including weather seal and entrance lockset with keyed alike deadbolt
- Garage access (if applicable) with flush panel door, weather seal and lockset (no deadbolt)

## CAR ACCOMMODATION

- Lock up garage under main roofline
- Motorised (2 x remote) sectional overhead door with painted cement sheet infill
- Rear pedestrian access door (pending space availability)
- Plaster lined ceiling and walls
- Structural concrete floor at same finished floor level to living areas
- Double power point and batten light point

## HEATING

- Ducted heating (gas fired and manual thermostat) with ceiling ducts to all habitable rooms (includes bedrooms) in accordance with manufacturer's specification

## KITCHEN & APPLIANCES

- Inclusion range laminated benchtops with square edge
- 600mm electric oven with 600mm gas cooktop
- 900mm stainless steel slide out rangehood
- Fully lined laminate base and overhead cupboards with handles
- Metal sided drawer runners (1 x four bank drawer module)
- Pantry with 4x fully lined melamine shelves at 450mm in width
- Tiled splashback to kitchen including returns
- Kitchen mixer tap
- Double bowl sink
- Dishwasher provision
- Microwave provision

## WET AREA FIXTURES

- Shower rose with mixer tap
- 900mm x 900mm tiled shower base
- Pivot semi-framed shower screen
- Acrylic bath with wall mounted mixer tap and spout
- Ceramic closed coupled toilet suite
- Ceramic above counter basin with mixer tap
- Wall hung laminate vanity. Width of vanity determined from chosen floorplan
- Toilet roll holders
- Towel rings to bathroom, ensuite & powder rooms
- Mixer tap with inset trough and laminate cabinet to laundry (if size permits)
- 2x stop taps to washing machine (1x hot, 1x cold)
- Frameless mirror to the width of the vanity

## FIXING

- Corinthian flush panel (2040mm high) doors with knob handle
- Doorstops throughout
- Sliding vinyl robe doors with single lined shelf with metal hanging rod
- Joinery - Paint finished MDF 67x12mm skirtings and 42x12mm architraves throughout

## STAIRCASE (IF APPLICABLE)

- MDF treads and risers including plaster dwarf walls to stairs and void areas
- Pine handrail as required for chosen design

## PAINT

- Three coat Taubmans paint system throughout the home
- Low sheen washable acrylic paint to internal walls and ceiling
- Gloss enamel paint to internal timberwork and doors
- Please note walls and internal woodwork to be one colour throughout with white ceilings
- Acrylic paint finish to exterior timber, metal work and cladding, gloss finish to entrance door

## ELECTRICAL

- Batten holder light points with energy efficient globes and shades
- Weatherproof batten fitting to above outside external doors, excluding garage
- Double power points throughout
- RCD safety switch
- TV point
- Telephone point (1x)
- Exhaust fans over showers
- Hard wired smoke alarms
- Clipsal Iconic white cover plates

## WET AREA TILING

- Floor and wall tiles to wet areas (excluding kitchen) as nominated on plan of chosen home design
- Tiles to shower walls with a minimum 2000mm above shower base
- Tiled bath hob with 600mm high splashback above bath
- 100mm tiled skirtings to match floor tiles (excluding kitchen)

## FLOOR COVERINGS

- Carpet and laminate flooring to areas nominated on plan of chosen house design

\*Conditions apply. 30 year structural guarantee - for full details head to [www.burbank.com.au/victoria/terms-conditions](http://www.burbank.com.au/victoria/terms-conditions). The list of items mentioned herein form part of the items included in the base house price of all O Series Home Designs. Any items selected by the customer that is not included in this list may result in additional costs to the contract price. Items may also vary in specifications and price pending which type of O Series colour board and options are chosen by the customer. All items are subject to manufacturers/ suppliers availability. Burbank (Burbank Australia Pty Ltd) reserves the right to replace or substitute any of the listed items with items of equal or greater value. For more details speak to one of Burbank's new home consultants. <sup>^</sup>Based on climate zone 60-Tullamarine with standard floorplan (with garage on left boundary from the street) and Acacia facade for double storey homes and Parkway facade for single storey homes. As per NatHERS Technical Note, 23 October 2023 - Current, clause 8.8, Burbank have applied a medium solar absorbance value of 0.5 for external colours and master plan internal flooring coverings in determining energy rating value/stars. Please consult your Sales Consultant or [www.burbank.com.au](http://www.burbank.com.au) for further information.

## VICTORIA