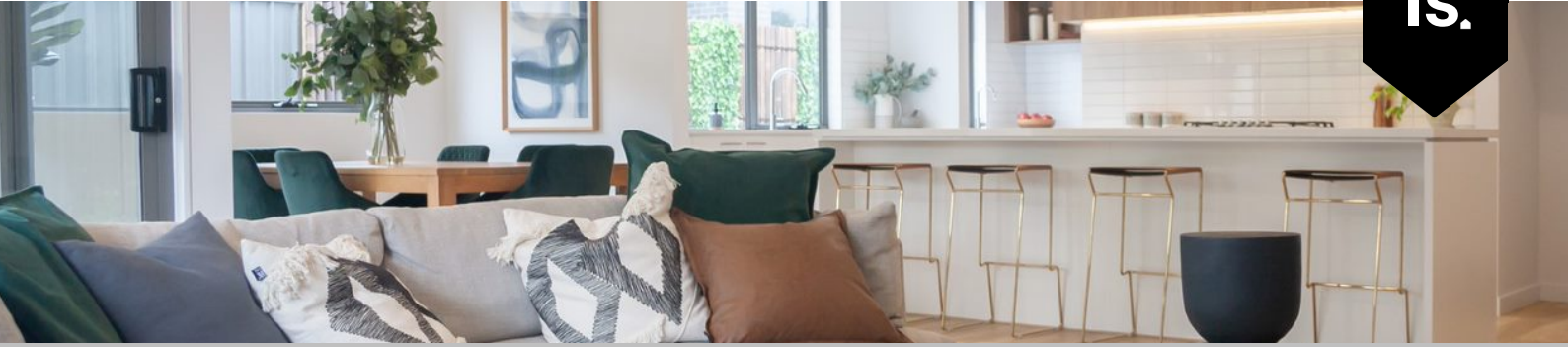


# Take a closer look.

Is.



## What's included in the base price?

We have curated a range of quality premium inclusions to achieve a contemporary style and feel that works seamlessly throughout each home and provides a long lasting, sustainable place to live in.

### Starting from the ground up



Our slabs are engineer designed to a H slab with 100mm thick concrete top as a standard, this is to provide a solid foundation for your home which is built to last.

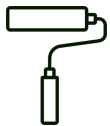
### Built to last



In every way, we have improved the construction of your new home. Your frame is built stronger than the Australian Standards specify, with 450mm centres to GF & FF frames (Single & Double Storey).

Your home is clad in sustainable Hebel panelling which is finished in a 4-part coating system. All of this, and more, adds up to a longer lasting, lower maintenance home.

### Rich in design features



Our floorplans are highly functional and incorporate 2590mm high ceilings to GF & FF (Double Storeys), finished with contemporary square set plaster ceilings throughout.

### Luxury Inclusions



Floor coverings throughout with several colour options, stone benchtops throughout with premium sinks and fittings, 90cm European appliances, free standing bathtubs, semi frameless shower screens and much more.

These luxurious inclusions take your home to the next level.

### All in the details



The fit and finish of your home is very important to us. We regulate ourselves throughout the build by way of a 3rd party inspector, in addition to the appointed building surveyor. This allows us to catch defects before they even happen.

| External Features   | Ironsons | Compare |
|---|----------|---------|
| <p>Rendered Aerated Concrete wall paneling to ground floor with lightweight rendered cladding to 1<sup>st</sup> floor walls. Rendered Cemental to internal garage returns and door reveals and underside of returns of Porch and Alfresco external beams.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>- One main house colour and two additional render colors included to specific façade areas</li> <li>- Facades and designs may use alternate materials as detailed on plan i.e., Matrix cladding, weatherboards, timber shiplap with stain or paint finish.</li> <li>- Face brickwork to garage or piers, as per façade design, to be selected from the Ironsons Standard range. (Design specific)</li> </ul> | ✓        |         |
| Garage  | Ironsons | Compare |
| Colourbond Steel sectional overhead door to front of garage – standard profile and colours, up to 4800mm wide x 2400mm high   | ✓        |         |
| Motorised sectional panel lift door to garage facade with 2 handsets and wall mounted remote controls   | ✓        |         |
| Plasterboard lined to ceiling, sides, and rear walls with square set finish to ceiling  | ✓        |         |
| Roofing   | Ironsons | Compare |
| Colourbond standard profile roofing & colours including 1 whirly bird   | ✓        |         |
| Anticon blanket R1.3 to all roofs   | ✓        |         |
| 20 degree pitched roof (design specific)  | ✓        |         |
| Colourbond metal deck roofing and box gutters to “flat” lower roof areas as indicated on drawings   | ✓        |         |
| Colourbond parapet capping (where applicable)   | ✓        |         |
| Fascia and Gutter   | Ironsons | Compare |
| Colourbond metal fascia, quad gutter and 90mm round downpipes   | ✓        |         |

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## Our Inclusions

The Ironsons Difference

# IronsonsHomes.

| Windows   | Ironsons | Compare |
|---|----------|---------|
| Aluminum awning windows throughout home (excluding corner windows)  | ✓        |         |
| Double glazed windows throughout dwelling   | ✓        |         |
| Flywire screens with fibreglass mesh to all openable windows  | ✓        |         |
| Window locks to all openable windows and sliding doors  | ✓        |         |
| Framing   | Ironsons | Compare |
| 90mm MPG10 pine wall frames, at 450mm centres, engineer designed roof trusses at 600mm centres, bracing and floor joists, all external timber post and beams are H3. Our frames are ABOVE Australian Standards. | ✓        |         |
| Internal Cladding   | Ironsons | Compare |
| Plaster board fixed internally to wall frames and ceilings  | ✓        |         |
| Square set plaster throughout dwelling including garage   | ✓        |         |
| Ceilings  | Ironsons | Compare |
| 2590mm ceiling height to single storey and ground floor of double storey (frame size)   | ✓        |         |
| 2440mm ceiling height to first floor of double storey homes (frame size)  |          |         |
| Note:<br>- Ceiling heights may vary with options chosen or as part of the design (e.g., where dropped ceilings, raked ceilings or bulkheads are part of the design)   | ✓        |         |
| Stairs (if applicable)  | Ironsons | Compare |
| MDF staircase finished in Cat 1 carpet. First step tread to be finished in VIC Ash Hardwood with a bullnose edge finished in a clear stain  | ✓        |         |
| 1000mm painted plaster dwarf walls around stair void & entry void (where applicable)  | ✓        |         |
| Painted MDF 50mm square handrail with 16mm stainless steel round balusters  | ✓        |         |

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## Our Inclusions

The Ironsons Difference

# IronsonsHomes.

| External Doors   | Ironsons | Compare |
|--|----------|---------|
| 2040mm high x 920mm wide Corinthian premium Flush Panel Contemporary door with timber frame, to front entry. (design specific) | ✓        |         |
| External Laundry Door – Including timber frame with clear glazed 2040mm high x 820mm wide                                      | ✓        |         |
| Rear Garage Door – External garage premium flush panel, 2040mm high x 820mm wide   | ✓        |         |
| Garage / Internal Access door, premium flush panel with painted timber frame   | ✓        |         |

| Internal Doors / Architraves / Skirting  | Ironsons | Compare |
|--|----------|---------|
| 2040mm high Corinthian flush panel doors throughout  | ✓        |         |
| Primed MDF 42x12mm double pencil round profile architraves to windows and door frames throughout home. | ✓        |         |
| Primed MDF 92x12mm double pencil round profile skirting boards throughout home.                        | ✓        |         |

| Door Furniture   | Ironsons | Compare |
|--|----------|---------|
| Gainsborough, G2 Series Trilock Urban Aurora to Front Entry Door in satin chrome.  | ✓        |         |
| Garage Internal Access Door – Gainsborough G2 Series Aurora Lever lockset in satin chrome.   | ✓        |         |
| Garage External Access Door - Gainsborough G2 Series Aurora Lever lockset in satin chrome.   | ✓        |         |
| Internal Passage Doors – Gainsborough G2 Series Aurora Round Lever in satin chrome.  | ✓        |         |
| Internal Privacy Gainsborough G2 Series Aurora Round Lever in satin chrome: Master Suite x1, Ground Floor Powder / WC x1, First Floor Powder / WC x1, Bathroom x1. | ✓        |         |
| Gainsborough Architectural flush pull handles to cavity sliding doors.   | ✓        |         |
| Gainsborough Architectural door stops to all hinged doors.   | ✓        |         |

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## Our Inclusions

The Ironsons Difference

# IronsonsHomes.

| Heating  | Ironsons | Compare |
|--|----------|---------|
| Gas ducted heating including digital network controller with programmable thermostat, up to 9 outlets. | ✓        |         |

| Electrical   | Ironsons | Compare |
|--|----------|---------|
| Direct wired photo electric smoke detectors as per electrical drawings   | ✓        |         |
| 2 x Double Clipsal Iconic power points to Kitchen (Kitchen back wall bench)  | ✓        |         |
| 2 x TV Points (CAT6) / Data Pack (To master bedroom and family room)   | ✓        |         |
| 1 x TV Aerial  | ✓        |         |
| Data pack including 4 x data points with socket, patch leads and Cisco Linksys router  | ✓        |         |
| 8-Watt 90mm LED downlights (White) throughout the home and the outdoor living  | ✓        |         |
| 2 x Double Clipsal Iconic power points to each room  | ✓        |         |
| 3 x Double Clipsal Iconic power points to Master Suite & Family Room   | ✓        |         |
| 3 x Wall mounted Round Step lights (white) to Staircase (double storey)  | ✓        |         |
| 2 x Double 600mm fluorescent lights with diffuser to Garage  | ✓        |         |
| 2 x Para-flood lights mounted externally (Laundry & Rear of Garage)  | ✓        |         |
| 1 x 2-way switch (passage to Kitchen)<br><br><i>Note: A 2-way switch will be automatically installed to Double Storey Staircase in accordance with regulations</i>   | ✓        |         |
| Telecommunications conduit for your NBN run in with drawstring of 12 meters from electrical pit at boundary to the meter box only from side to side of garage including double power point for future connection (by others) | ✓        |         |

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## Our Inclusions

The Ironsons Difference

# IronsonsHomes.

| Kitchen  | Ironsons | Compare |
|--|----------|---------|
| Kitchen selected laminate range cupboards with up to Category 1. 20mm edge reconstituted stone benchtop.   | ✓        |         |
| Kitchen selected laminate range over head cupboards as marked on plans.  | ✓        |         |
| Kitchen selected laminate range 2x pot draws either side of oven, one bank of cutlery draws and 1x 45L pull out twin waste bins.                       | ✓        |         |
| Island Bench Selected laminate range cupboards with up to Category 1. 20mm edge reconstituted stone benchtop and 32mm laminate ends width of benchtop. | ✓        |         |
| Base cupboards have a 16mm shadow line detail above doors and draws throughout.  | ✓        |         |
| All cupboards, doors and drawer fronts include soft close hardware throughout.   | ✓        |         |
| All base cupboards come with Category 1, handles throughout  | ✓        |         |
| Tiled splashback to Kitchen back wall between cooktop and rangehood for the length of the bench.   | ✓        |         |
| Double Undermount stainless steel sink.  | ✓        |         |
| Bright chrome mixer, to Kitchen Sink.  | ✓        |         |
| Dishwasher provision and connections.  | ✓        |         |
| Microwave provision with laminate pot drawer beneath and connections.  | ✓        |         |
| Appliances   | Ironsons | Compare |
| 900mm European stainless-steel commercial built in electric oven   | ✓        |         |
| 900mm European stainless-steel commercial 5-burner gas cooktop   | ✓        |         |
| 900mm European stainless steel concealed rangehood   | ✓        |         |
| 600mm European stainless steel free-standing dishwasher 14-place setting   | ✓        |         |
| 600mm European stainless-steel commercial built in electric oven to be fitted to wall oven tower (Design specific)                                     | ✓        |         |

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## Our Inclusions

The Ironsons Difference

# IronsonsHomes.

| Pantry / Walk-in Pantry  | Ironsons | Compare |
|--|----------|---------|
| 4x White melamine shelves  | ✓        |         |
| Butler's Pantry (design specific)  | Ironsons | Compare |
| Selected Laminate base cupboards and open shelves over heads with up to Category 1. 20mm stone benchtop.   | ✓        |         |
| Single undermount stainless steel sink.  | ✓        |         |
| Bright Chrome mixer, to butler's sink.   | ✓        |         |
| Laundry (plan specific)  | Ironsons | Compare |
| Selected Laminate base & overhead cupboards. Overhead cabinet to have a single hanging rail with up to Category 1, x1 Tall Broom Cabinet (Plan specific), 20mm Stone benchtop. | ✓        |         |
| Undermount Stainless steel trough.   | ✓        |         |
| Top mount Bright chrome mixer, to laundry trough.  | ✓        |         |
| Bright chrome washing machine stops, concealed within cabinetry.   | ✓        |         |
| Master Ensuite   | Ironsons | Compare |
| Selected standard range Laminate cupboards with up to Category 1. 20mm stone benchtop.   | ✓        |         |
| White China undermount basins, including stainless steel waste (plan specific)   | ✓        |         |
| Top mount Bright chrome mixers.  | ✓        |         |
| Full vitreous China rimless toilet suite with soft close lid   | ✓        |         |
| Polished edge mirror 300mm above vanity cabinets to passage door height.   | ✓        |         |
| Fully tiled shower base, with grate  | ✓        |         |
| Wall mounted shower rail.  | ✓        |         |
| Freestanding white bathtub 1560x750x560mm (where applicable) -plan specific  | ✓        |         |
| Wall mounted bright chrome mixer to bath/spa (where applicable) -plan specific   | ✓        |         |

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## Our Inclusions

The Ironsons Difference

# IronsonsHomes.

| Bathroom   | Ironsons | Compare |
|--|----------|---------|
| Selected standard range Laminate cupboards with up to Category 1. 20mm stone benchtop. | ✓        |         |
| White China undermount basins, including stainless steel waste (plan specific)         | ✓        |         |
| Top mount Bright chrome mixer  | ✓        |         |
| Polished edge mirror 300mm above vanity cabinets to passage door height                | ✓        |         |
| Fully tiled shower base, with grate.   | ✓        |         |
| Wall mounted shower rail.  | ✓        |         |
| Freestanding white bathtub 1560x750x560mm (where applicable) -plan specific            | ✓        |         |
| Wall mounted bright chrome mixer to bath/spa (where applicable) -plan specific         | ✓        |         |

| Powder (plan specific)  | Ironsons | Compare |
|---|----------|---------|
| 350mm drop down front with Category 1, 20mm Stone benchtop (plan specific)  |          |         |
| Note:<br>- Where plans show a freestanding vessel basin or semi-recessed basin, the equivalent model will be provided | ✓        |         |
| White China undermounted basins, including stainless steel waste (plan specific)                                      | ✓        |         |
| Top mount Bright chrome mixer   | ✓        |         |
| Polished edge mirror 300mm above vanity cabinets to passage door height   | ✓        |         |
| Premium vitreous China rimless toilet suite with soft close lid (plan specific)                                       | ✓        |         |
| Fully tiled shower base, with grate (plan specific)   | ✓        |         |
| Wall mounted shower head on rail to shower (plan specific)  | ✓        |         |
| Wall mounted bright chrome mixer to shower (plan specific)  | ✓        |         |

| Water Closet (WC)  | Ironsons | Compare |
|--|----------|---------|
| Premium vitreous China dual flush rimless toilet with soft close lid | ✓        |         |

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## Our Inclusions

The Ironsons Difference

# IronsonsHomes.

| External Paint   | Ironsons | Compare |
|--|----------|---------|
| Front Entry Door - Dulux weather shield 3 coat system.                               | ✓        |         |
| Timber Work – Dulux integrated 3 coat system to all, clear stain.                    | ✓        |         |
| Porch, Alfresco and Eaves (if applicable) – Dulux weather shield matt 3 coat system. | ✓        |         |
| Steel Lintel – Dulux weather shield low Sheen 3 coat system.                         | ✓        |         |

| Internal Paint  | Ironsons | Compare |
|---|----------|---------|
| Internal Walls – Dulux matt 3 coat system (one colour)                          | ✓        |         |
| Ceiling – Dulux flat ceiling white 2 coat system (one colour)                   | ✓        |         |
| Internal Doors – Dulux satin gloss finish 3 coat system (one colour) water base | ✓        |         |
| Timber Work – Dulux satin gloss 3 coat system (one colour) water base           | ✓        |         |

| Linen                                     | Ironsons | Compare |
|---|----------|---------|
| 4x White melamine shelves (plan specific) | ✓        |         |

| Robes   | Ironsons | Compare |
|---|----------|---------|
| Single white melamine shelf with hanging rail (set at 1650mm) | ✓        |         |
| White laminate sliding doors (as per plans)                   | ✓        |         |

| Master Walk-in Robe  | Ironsons | Compare |
|--|----------|---------|
| Single melamine shelf with hanging rail (set at 2000mm) and 2x tower unit with 3 drawers and adjustable shelves. | ✓        |         |

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| Floor Coverings  | Ironsons | Compare |
|--|----------|---------|
| <b>Timber Floors</b>   |          |         |
| Laminate timber flooring, with quad from selected range to: Entry, Passage, Kitchen, Meals & Family            | ✓        |         |
| <b>Carpet</b>  |          |         |
| Up to Category 1, Sisal Loop, or Cut Pile Plush Carpet with underlay to all other areas not tiled or laminated | ✓        |         |
| <b>Master Ensuite</b>  |          |         |
| Up to Category 1, 450mm x 450mm Floor Tiles, with 100mm skirting. (As per plans)                               | ✓        |         |
| <b>Bathroom</b>  |          |         |
| Up to Category 1, 450mm x 450mm Floor Tiles, with 100mm skirting. (As per plans)                               | ✓        |         |
| <b>Laundry</b>   |          |         |
| Up to Category 1, 450mm x 450mm Floor Tiles, with 100mm skirting. (As per plans)                               | ✓        |         |
| <b>Powder Room</b>   |          |         |
| Up to Category 1, 450mm x 450mm Floor Tiles, with 100mm skirting. (As per plans)                               | ✓        |         |
| <b>WC</b>  |          |         |
| Up to Category 1, 450mm x 450mm Floor Tiles, with 100mm skirting. (As per plans)                               | ✓        |         |
| Wall Tiles   | Ironsons | Compare |
| <b>Kitchen Splash back</b>   |          |         |
| Category 1, 100mm x 300mm White tile splashback (back wall up to 700mm high)                                   | ✓        |         |
| <b>Butler's Pantry Splash back (plan specific)</b>   |          |         |
| Category 1, 100mm x 300mm White tile splashback (back wall up to 700mm high)                                   | ✓        |         |
| <b>Laundry Splash back</b>   |          |         |
| Category 1, 100mm x 300mm White tile splashback (back wall up to 700mm high)                                   | ✓        |         |

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| Powder Room Splash back  |          |         |
|--|----------|---------|
| Category 1, 450 x 450mm tile splashback (back wall up to 300mm high)   | ✓        |         |
| Shower Screens   | Ironsons | Compare |
| Semi frameless glass shower screen with door in satin chrome and clear glazing.  | ✓        |         |
| Sanitary Accessories   | Ironsons | Compare |
| Master Ensuite   |          |         |
| 600mm wide single chrome towel rail from Ironsons standard range.  | ✓        |         |
| Chrome Toilet roll holder from Ironsons standard Range.  | ✓        |         |
| Bathroom   |          |         |
| 600mm wide single chrome towel rail from Ironsons standard range.  | ✓        |         |
| Powder Room  |          |         |
| 300mm wide single chrome towel rail from Ironsons standard range.  | ✓        |         |
| Chrome Toilet roll holder from Ironsons standard Range.  | ✓        |         |
| 600mm wide single chrome towel rail from Ironsons standard range.<br><i>Note: Item is design specific to where a shower is part of the Powder room design.</i> | ✓        |         |
| Water Closet (WC)  |          |         |
| Chrome Toilet roll holder from Ironsons standard Range.  | ✓        |         |

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## Our Inclusions

The Ironsons Difference

# IronsonsHomes.

| Plumbing / Hot Water Service  | Ironsons | Compare |
|---|----------|---------|
| Rinnai Solar Hot Water Service with Gas Booster and single solar panel to north roof plane. | ✓        |         |
| 2 x external taps as indicated on plans (1 at the water meter and 1 outside of Laundry)     | ✓        |         |

| Energy Efficiency  | Ironsons | Compare |
|--|----------|---------|
| R2.5 wall batts to ground floor & first floor external walls, excluding garage                     | ✓        |         |
| R6.0 Ceiling batts to dwelling ceiling space, excluding garage, porch & alfresco                   | ✓        |         |
| R 3.5 to sub floor ceiling batts   | ✓        |         |
| R2.5 to Internal ensuite, bathrooms, powder, WC & laundry internal walls                           | ✓        |         |
| Draught and weather seals to all external doors and aluminium windows                              | ✓        |         |
| Self-closing exhaust fans where required   | ✓        |         |
| External wall and garage internal walls with proctor breather wrap, excluding garage boundary wall | ✓        |         |

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## Our Inclusions

The Ironsons Difference

# IronsonsHomes.

| General Inclusions   | Ironsons | Compare |
|--|----------|---------|
| Full working drawings  | ✓        |         |
| Structural and footing designs in accordance with engineering requirements, and associated documentation                     | ✓        |         |
| Building permit, inspections, and associated fees  | ✓        |         |
| Colour consultation  | ✓        |         |
| 10 Year homeowners warranty insurance  | ✓        |         |
| Termite treatment including part A to penetration and part B to perimeter of slab  | ✓        |         |
| Geotechnical soil report & topographical land survey   | ✓        |         |
| Property information from council and/or relevant authorities  | ✓        |         |
| Site inspection and analysis by Ironsons Homes to assess existing conditions, council assets and pre-construction inspection | ✓        |         |
| Application to relevant energy provider where overhead power conversion is required  | ✓        |         |
| Quality 3rd party inspections carried out by BPI 360 at Pre-Plaster, Pre-Paint and Final                                     | ✓        |         |
| 90 Day maintenance period with walk through post-handover  | ✓        |         |

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## Site Costs and Connections

- Connections of services (water, gas, sewer & stormwater) up to 650m<sup>2</sup> allotment area with up to 300mm fall over the building platform and H-Class engineer designed waffle pod concrete slab with 25MPA 100mm concrete
  - o Sewer & Stormwater connections within the building site up to 1.5m deep, dry tapping water connection to town supply from existing main on the same side of the street, up to 6m setback
- Contribution fees and associated costs for plugging, installing, relocating or additional water meters & assemblies are the responsibility of the Owner/s and are to be paid directly to the relevant authority
- Demolition of existing dwelling/s, or buildings and structures are the responsibility of the Owner/s
- Connection of single-phase underground power to dedicated pit up to 12m from meter box location. Conversion of Overhead Power to Underground is the responsibility of the Owner/s
- Elevated work platforms and roof barriers, as required. Site refuse container/s, Site toilet, all safety scaffolding and railing fences
- Bush fire rating, if required by local and/or relevant authorities, costing will be pass on to owners.
- Setbacks greater than 9m may attract additional costs for service run-ins and connection
- NBN connection with relevant provider is the responsibility of the Owner/s including any associated costs

## General Conditions

All dimensions listed above are nominal and / or indicative only. These Ironsons Inclusions are subject to product and pricing change without notice and we reserve the right to substitute listed products with equivalent items from alternate suppliers. Items such as landscaping, plants/shrubs, driveways, external decking, BBQ's, pergolas, furniture (indoor & outdoor), Timber flooring, Window furnishings, audio visual equipment, alarm systems, accessories, garage deadlocks, automatic door closers and light fittings (Wall & Ceiling) are decorative items and are not included in the base price of the house, unless specifically nominate in the above Ironsons Inclusions.

Pricing excludes site specific Local Council & OH&S requirements, Rescode windows, rock removal, telephone connection (street draw up, cabling, connections, and conduit) and consumer charges, and any other connection & consumer charges of the like.

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