

ABODE INCLUSIONS



We are proud of the reputation we have built for providing homes of a superior quality.

Every Homes by Mirvac designer home incorporates the Abode inclusions. The Abode inclusions is a comprehensive list of home inclusions that has been carefully selected by our team of talented interior designers, every finish and fixture has been considered. All the essentials are covered in the Abode inclusions.

- 1. Concrete slab**
 - » Engineer designed concrete slab to suit "s","m","h" classification soils.
- 2. Framing**
 - » 90mm stud frames throughout.
- 3. Ceiling height**
 - » 2400mm (nominal) ceiling height throughout.
- 4. Bricks**
 - » Selected Mirvac standard range of face bricks from Austral and PGH collections.
 - » Laid in natural grey or off white mortar with a choice of raked, ironed or flush joint. Joint is dependent upon brick selection (conditions apply).
- 5. Insulation**
 - » R3.5 Batts to ceilings with roof over (excluding ceiling over garage).
 - » R1.5 Batts to external walls. (excluding garage walls).
- 6. Roof Sarking**
 - » Sarking to underside of roof tiles for added weather protection.
- 7. Roofing**
 - » Concrete roof tiles from Mirvac select range of profiles and colours.
 - » Colorbond fascia, and gutters in a range of colours.
- 8. Windows**
 - » Aluminium sliding windows and doors in standard powdercoat range of colours including security keyed window and door locks.
- 9. Front door**
 - » Entrance doors in a paint finish with clear or obscure glass from select range.
 - » Sidelights where applicable are clear glazed.
- 10. Internal doors**
 - » Pre-hung flush doors with paint finish with chrome finish hinges and latches.
- 11. Mouldings**
 - » 66x18mm pencil round or half splay profile primed pine skirting and architraves with paint finish.
- 12. Cornice**
 - » 90mm coved cornice to all rooms.
 - » 55mm cove to wardrobes and cupboards.

13. Staircase

- » Painted timber staircase with a choice of stop chamfered and plain timber balusters or 12mmx12mm brushed stainless steel balusters.
- » Please note this specification only applies to 2 storey homes.

14. Wardrobes

- » Powdercoat aluminium framed white colour backed glass or mirror sliding doors to bedroom robes (where indicated on plan) with one white melamine shelf and chrome hanging rail.

15. Linen cupboard

- » Included where shown on plan with four white melamine shelves.

16. Door furniture

- » External doors: Lockwood Velocity range entry lever and Paradigm deadlock in satin chrome.
- » Internal doors: Lockwood Velocity range internal lever in satin chrome.
- » Privacy sets to bedroom 1, ensuite, bathroom and powder room (where applicable).

17. Garage doors

- » Colorbond sectional panel lift overhead doors.

18. Kitchen

- » Laminated benchtops with tightform or 180 degree edge available in a range of colours.
- » Laminated doors with square edge available in a select choice of colours with a select choice of handles.
- » Overhead cupboards as per plans, with low-formaldehyde joinery.
- » White melamine lining to interior of cupboards.

19. Kitchen appliances

- » Westinghouse 600mm stainless steel, electric oven.
- » Westinghouse 600mm stainless steel, gas cooktop.
- » Westinghouse 600mm retractable, recirculating rangehood with stainless steel fascia.

20. Kitchen sink

- » Clark vital 1127 1.75 bowl stainless steel sink.

21. Laundry tub

- » Clark 45 litre tub with white metal cabinet with hose hider.

22. Hot water system

- » Rheem 26 litre gas instantaneous hot water system.

23. Wall and floor tiling

- » Wall and floor tiles from select builders range.
- » Tiling heights – 2.0m high to shower, 1.0m high above floor level over bath, 300mm tiles over laundry tub and skirting tiles elsewhere.
- » Kitchen splashback wall tiles to underside of overhead cupboards.
- » Tiled inlay square floor wastes.

24. Vanity units

- » Moulded acrylic benchtop with integrated basin (white).
- » Laminated doors with square edge available in a select range of colours with a select choice of handles.
- » White melamine lining to interiors.

25. Vanity mirrors

- » Powdercoat aluminium framed mirrors to match shower screens.

26. Bathroom accessories

- » Quality chrome double towel rails and toilet roll holders to bathroom and ensuite.
- » Quality chrome towel ring and toilet roll holder to powder (where applicable).

27. Bath

- » Caroma moulded acrylic bath (white) in tiled hob.

28. Toilet suites

- » Stylus prima II close-coupled dual-flush vitreous china toilet suite.

29. Shower screens

- » Powdercoat aluminium shower screens with pivot doors on slimline acrylic white shower hobs.

30. Taps and fittings

- » Stylus Venecia chrome sink mixer to kitchen (4-star WELS).
- » Stylus Venecia mixers to all bathrooms, ensuite and powder room (where applicable, 5-star WELS).
- » Caroma all directional shower head to bathroom and ensuite.
- » Irwell pin bath spout.
- » Caroma Acqua chrome sink mixer to laundry tub with mini T-head washing machine taps under tub.

31. Plumbing

- » Provision for dishwasher connection.
- » External – front and rear garden taps.

32. Painting

- » Flat acrylic low-VOC Pure Performance three coat paint system to walls in select colours with Microban antibacterial protection#
- » Low-VOC paint to internal woodwork.

33. Electrical/gas

- » 3 x double power points to bed 1, living and above kitchen bench,
- » 1 x double power point to wet areas and garage.
- » 2 x power points to remaining rooms.
- » Single power points to kitchen appliances.
- » Light point to all rooms.
- » External up/down wall light to entry and balcony (where applicable) and exterior wall sensor light to rear and laundry access.
- » Circuit breakers and safety switches to all power and light points.
- » Smoke detector direct wired with battery backup.
- » 2 x tv points.
- » 2 x phone points.
- » 1 x internal gas point.

34. Pest control

- » Physical termite barrier to home.

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