

Standard Inclusions



ThriveHomes



Kitchen

Ovens

600mm Artusi electric oven

Cooktop

600mm Artusi gas cooktop

OR

600mm Artusi electric cooktop
(only if gas isn't available, additional cost applies)

Rangehood

600mm Artusi gas rangehood

Tapware

Chrome sink mixer with gooseneck spout

Sink

Double bowl sink

Splashback

Tiled splash back to Kitchen as per selected colour scheme

Benchtops

33mm Laminate Benchtop with rolled edge

Joinery and handles

Matt Laminate cabinetry as per selected colour scheme with Kickboards and Hafele handles (Horizontal to drawers & Vertical to cupboards)

Pantry

4x Melamine shelves

Overhead cabinets

Overhead cabinets to kitchen bench and fridge space, including bulkheads



Bathroom

Tapware

Chrome 300mm Wall Spout with Wall Mixer to Bath
Chrome Rail Shower with Wall Mixer to Shower

Mirrors

Floating frameless polished edge bathroom mirrors
on backing board

Benchtops

33mm Laminate Floating Vanity Unit Benchtop with rolled edge

Vanity and handles

Floating vanity in one colour only and designer
basin and handles

Bath

Built in Bath 1675mm with Chrome waste

Floor waste

Standard floor waste

1

Shower

Semi-frameless shower screens with pivot doors, chrome trims
and clear laminated glass.

4

Accessories

Chrome toilet roll holder throughout
Chrome double towel rail to Main Bathroom and Ensuite
Chrome towel ring to Powder Room only (Design Specific)

2

Toilet suite

Wall faced toilet suite

3

Tiling

Thrive Homes standard range floor and wall tiling up to
2100mm in shower recess, up to 500mm over bath and
single row of skirting to remainder

Wall & Floor tiles to Wet Areas (as per selected colour scheme)

Recessed floor to wet areas

Flush finish to all wet areas from main floors



Internal

Frames and truss

Engineered steel frames and trusses

Ceiling height

Nominal 2600mm high ceilings to the Ground Floor Only;
Nominal 2450mm high ceilings to First Floor.*

Doors

2040mm High flush pre-hung internal doors in pre-primed paint finish to ground floor and first floor including Pantry, Linen and Laundry*

Bedroom robes

Mirrored sliding doors and 1 × melamine shelf and hanging rail*

Air Conditioning

Panasonic Inverter 2.5Kw Split System Air Conditioning Unit to Main Living area, to be installed on an external wall

Door furniture

Lockwood Satin Chrome Lever Entrance Set & Deadlock

Lockwood Satin Chrome lever set to internal passage doors

Lockwood Satin Chrome lever set with privacy set to bathroom, Ensuite, Powder room & WC Doors

Linen

4 × melamine shelves*

Skirting and architraves

67mm × 18mm bevelled edge profile architrave and skirting with painted finish

Cornice

90mm Cove cornice at the junction of wall and ceiling

Paint

Dulux 3 coat paint system to internal walls including 2 external paint colours, 1 internal wall colour, 1 ceiling colour, Dulux Gloss paint to doors and internal woodwork.

Flooring

Ceramic Floor Tiles to Entry, Entry Hallway, Family, Dining/Meals and Kitchen. (as per selected colour scheme).

Carpet (as per selected colour scheme) to remainder of dwelling including standard underlay. (Separate Lounge, Bedrooms, Bedroom Hallways and Stairs - if applicable).

Stairs

Painted timber staircase with square newel posts, handrail and MDF treads and risers. Painted pine balusters or plasterboard wall with timber handrails (Design specific)

*Region and house type dependant.



External

Slab

Engineered concrete slab to suit 'M' class soil classification at 20MPA;

Front entry door

Corinthian Madison 2340mm (H) - PMAD 104 entrance doors (with clear glass) in paint finish to all Facades

Laundry door

Corinthian AWO21 full clear glazed Laundry entrance door in painted finish (where applicable)

External door furniture

Lockwood Satin Chrome Lever Entrance Set & Deadlock

Metal roofing

Colorbond® roof as per selected colour scheme with 60mm Anticon blanket to the underside

Fascia and gutter

Colorbond® Fascia & Gutter with painted PVC Downpipes or Colorbond® downpipes when the Rainwater tank is not required

Garage door

Sectional door and motor as per selected colour scheme
Auto-Lock garage deadbolt system

Bricks

Selection of bricks as per colour scheme

Windows

Aluminium windows and sliding doors as per selected colour scheme including security keyed windows & door locks with obscure glass to Bathrooms, Ensuite & Powder room

Alfresco

Engineered broom finished concrete slab with roof over plasterboard ceiling and boxed surround

Wall insulation

R2.0 Thermal batts to external walls including internal wall between Garage & House (Excludes external walls of Garage)

Ceiling insulation

R3.5 Thermal batts to ceilings with roof over (excluding ceilings over Garage, Porch & Alfresco)

Termite protection

Termite protection to pipe penetrations and perimeter cavity

Services & sustainability

Hot water

26L continuous flow, 6 star gas wall mounted (recessed into wall) hot water system

Electrical

Double power points to each room with double and single power points to kitchen appliances*. Wiring to smoke detectors and oven. Earth leakage safety switch with single phase meter box. Exhaust fans supplied where required. Fan/Light/Heat Combo supplied to Main Bathroom and Ensuite

Lighting

Downlight package including 10 to Kitchen and Living area (depending on the size of the home) as nominated by Thrive Homes, batten holder light point including globe to remainder. External light point to eaves at external doors

TV, phone and data

2 x TV points and 1 x data point on external doors

Essential items

Earthworks

Excavation up to 500mm balanced cut and fill

Piling

Standard screw piers, subject to site requirements

Service connections

Service Connection – Power, Phone, Water, Sewer, Gas & Stormwater (within boundary);

Standard water tank

Slimline Rainwater Tank to comply with BASIX requirements, 3,000 litre 750mm W x 3000mm L x 1800mm H Colorbond® Coloured plastic aboveground watertank, connected to all toilets, cold washing machine tap and one garden tap;

Certificates

- Structural engineer's certificates for concrete slabs and piling
- Pest control certificates
- Site contour and survey plans

Fees and requirements

- Standard complying development certificate and development standard
- Home owner's warranty insurance
- Occupation certificate fees
- Water authority fees
- Long service levy
- Section 10.7 certificate

Other

Scaffolding, railing, roof scaffolding and stair void protection as per WH&S requirements (depending on site conditions), site fencing as per WH&S requirements, soil testing by engineer, waste management plan, sediment control plan, architectural plans and shadow diagrams*

DISCLAIMER: *House type dependent. References to block size are based upon a standard block which is up to 700m2 with up to 1m fall across the block. "M" class soil classification, all services within boundaries, Garage setback up to 5.5m from front boundary, even cut and fill.

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