



## EXTERNAL INCLUSIONS

- M Class concrete slab for moderately reactive soil conditions (sites may vary)
- Choose from four Bray Building facades
- H2 termite resistant treated timber frame and roof trusses
- Pest treatment to perimeter of slab and internal drainage points
- Colorbond metal fascia and slotted gutters
- Colorbond roofing with anticon roofing blanket
- Steel-Line garage door (Bray Building selection range)
- Automatic garage door opener (total of one (1) unit, with two (2) remote control handsets)
- Trend aluminium sliding windows with single clear glazing in a choice of standard frame colours, includes window locks, fly screens and translucent glazing to bathroom, ensuite & powder rooms (where applicable)
- Front and rear garden taps
- Gas instantaneous hot water system
- Choice of 10 different bricks (PHG Bray Building range)
- Deadlocks fitted to all external doors
- Hardies cladding to areas applicable (Bray Building range)
- 1200mm front door "Hume" (Savoy Range)





## INTERNAL INCLUSIONS

- Choice of "Hume" (Sorrento Range) internal doors throughout home
- 67mm skirtings and architraves (Hume's pinetrim plus primed timber moulding range)
- 90mm cove cornice throughout
- Linen cupboard with 4 shelves
- Built in wardrobes to other bedrooms with one shelf and hanging rail (subject to design)
- Walk in wardrobe to master bedroom with one shelf and hanging rail (subject to design)
- 20x double power points
- Choice of 8 different timber flooring coverings (Flooring Extra- Bray Building range)
- Carpet to bedrooms, living areas (Flooring Extra- Bray Building range)
- Air conditioning supply and install Actron 13kw ducted air conditioning (single phase) 2 x zones, 6 x outlets
- Hard wired smoke detectors complete with back up battery
- 2 x TV points
- 2 x weather proof power point
- Dulux 3 coat paint system (Bray Building colour range)





## KITCHEN / LAUNDRY INCLUSIONS

- Contemporary kitchen design
- Feature tiled splash back (Bray Building range)
- Designer cupboard and drawer handles including pantry (subject to design)
- Double bowl stainless steel sink with drainer
- Sink mixer tap to kitchen sink
- Square edge flat panel doors
- Melamine finish – solid colour
- White melamine carcasses in High Moisture Resistant (HMR) Board - Australian made
- 16mm thick doors, draws & panels
- Brushed aluminium finish on kickboard face
- Blum white antaro draws with soft close
- Blum stainless steel cutlery inserts - 2 Sets (1x Cutlery & 1x Utensil)
- Tiles to laundry floor with skirting tile
- 20mm Quantum stone Quartz Standard Range
- Kitchen upgrades available- additional fees may be applicable



## SERVICE INCLUSIONS

- Free site inspection and written new home proposal - tender - (conditions apply)
- Payment of surveyor's fees for peg out and identification surveys
- Preparation and lodging of building plans and specifications
- Payment of engineer's fees for standard concrete slab
- Payment of water authority standard approval and connection fee (front run up to 10 lineal metres)
- An appointment with our experienced colour consultants to assist you in co-ordinating your colour selections for your new home
- Provide a site specific soil and exposure classification as required by the structural engineer
- Provide internal conduit for NBN Provisioning (subject to availability)
- Fall protection as required by local work safety authorities
- Gas connection fee
- Statement of environmental effects as requested by council
- Standard Basix package (Includes rainwater tank up to 3000 litres)
- 6 years structural guarantee and 2 years non-structural
- Builder agreed maintenance period (90 days from practical completion)
- Construction risk insurance



## APPLIANCES INCLUSIONS (Upgrades available)

### STANDARD INCLUSION PACKAGE

RRP  
\$2,696



KCOMF6010  
5 FUNCTION 75LTR OVEN



KCGCT6011  
60CM GAS COOKTOP



KCRHS060  
60CM SLIDEOUT RANGEHOOD



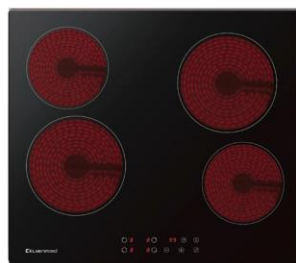
KCDW6020S  
STAINLESS STEEL DISHWASHER

### SILVER UPGRADE PACKAGE

RRP  
\$2,946



KCOMF6010  
5 FUNCTION 75LTR OVEN



KCCCT6010  
60CM CERAMIC COOKTOP



KCRHSC60  
60CM CANOPY RANGEHOOD



KCDW6020S  
STAINLESS STEEL DISHWASHER

## GOLD UPGRADE PACKAGE

RRP  
\$4,247



KCOMF6012K  
8 FUNCTION 75LTR OVEN



GCT6030  
60CM GAS COOKTOP



RHSOG60  
60CM UNDERMOUNT SLIDEOUT  
RANGEHOOD



KCDW6020S  
STAINLESS STEEL DISHWASHER

## PLATINUM UPGRADE PACKAGE

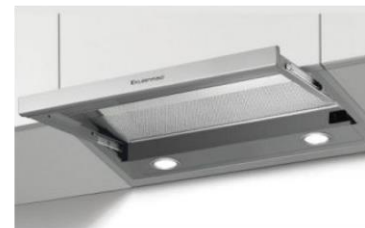
RRP  
\$6,096



OMF9411  
10 FUNCTION 93LTR  
90cm OVEN



GCTK9011  
90CM BLACK GLASS GAS  
COOKTOP

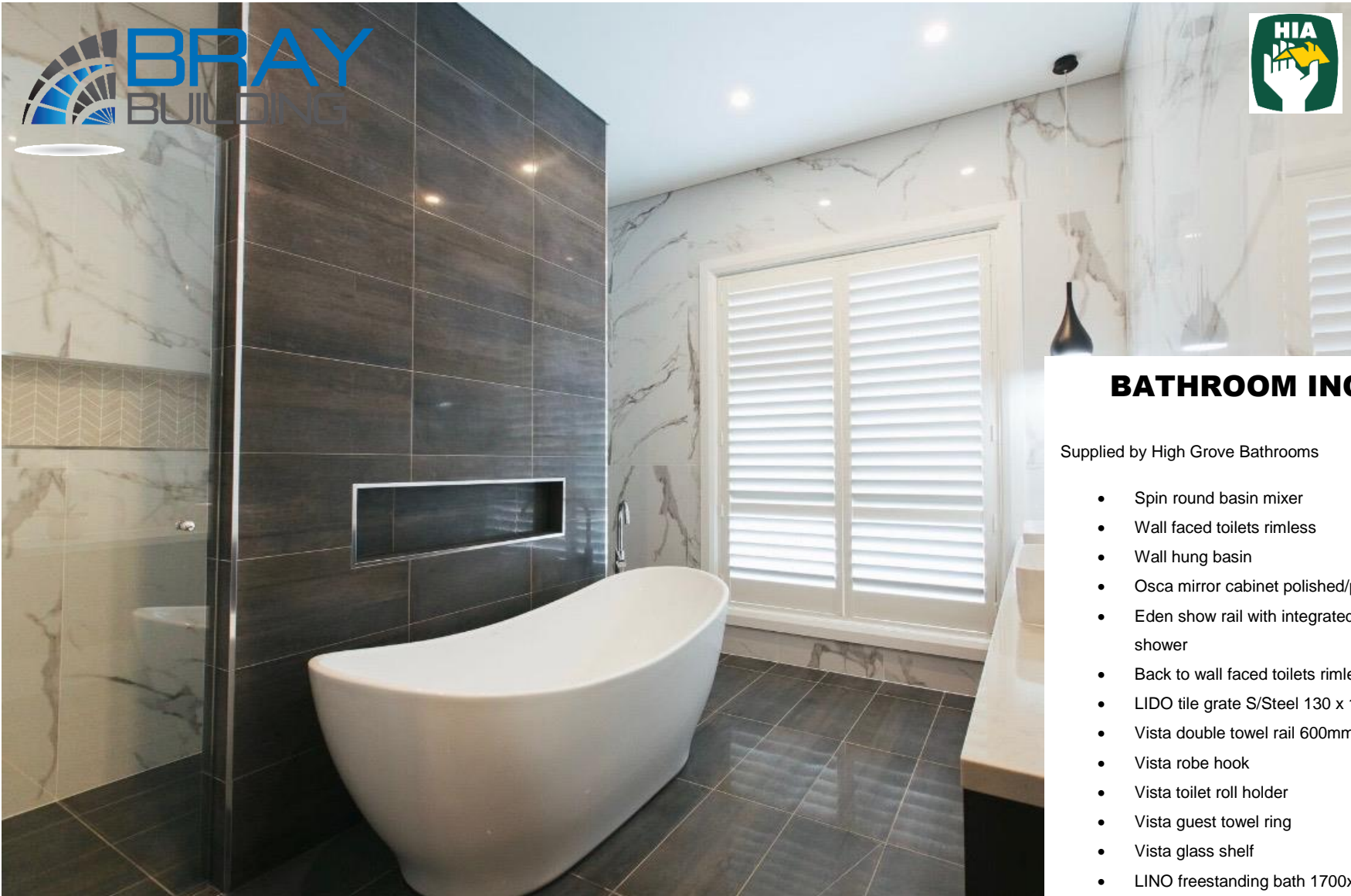


RHSOG90  
90CM UNDERMOUNT SLIDEOUT  
RANGEHOOD



DW6030  
60CM FREESTANDING  
DISHWASHER





## BATHROOM INCLUSIONS

Supplied by High Grove Bathrooms

- Spin round basin mixer
- Wall faced toilets rimless
- Wall hung basin
- Osca mirror cabinet polished/pencilled edge
- Eden show rail with integrated inlet + EDEN round hand shower
- Back to wall faced toilets rimless
- LIDO tile grate S/Steel 130 x 130mm
- Vista double towel rail 600mm
- Vista robe hook
- Vista toilet roll holder
- Vista guest towel ring
- Vista glass shelf
- LINO freestanding bath 1700x700x600mm
- 300x600mm floor and wall tiles to bath and ensuite (Bray Building range)
- Waterproofing to laundry and bathroom to AS 3740 – 2010
- Bathroom upgrades available- additional fees may be applicable



## SITE COST INCLUSIONS

- Standard Council, environmental management and work health and safety requirements
- Standard council DA or CDC fees (location costs may vary)
- Piering allowance (depth of up to 1m)
- Machine hire for drilling of pier holes
- Concrete pump
- Sewer connection up to 10m from building envelope
- Provide a stormwater connection to the closest legal point within the property boundary, or up to 10m from building envelope
- Up to 15m underground power connection
- Near side water service connection
- Site security fencing up to 40 lineal meters
- Sediment control measures to comply with your local authority (temporary sediment control fence- up to 30 metres)
- Earthworks: Provide a balanced cut and fill of up to 1m fall over the site to achieve a level building platform
- Landscaping package including turf, driveway, letter box and clothesline (inclusions based up to a 400sqm block)





## CONTACT US

Bray Building Pty Ltd

PO BOX 1022

Windsor NSW 2756

E: [info@braybuilding.com.au](mailto:info@braybuilding.com.au)

P: 0405 804 523

[www.braybuilding.com.au](http://www.braybuilding.com.au)

ABN: 53 167 698 893

Builders Licence No. 294585C