



Ascend  
COLLECTION

# Standard Inclusions

A Premium Standard you can expect.

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From the base construction to the roof and everything in between, the products you can see & touch to the ratings and warranties that give you piece-of-mind, our inclusions surpass the ordinary.

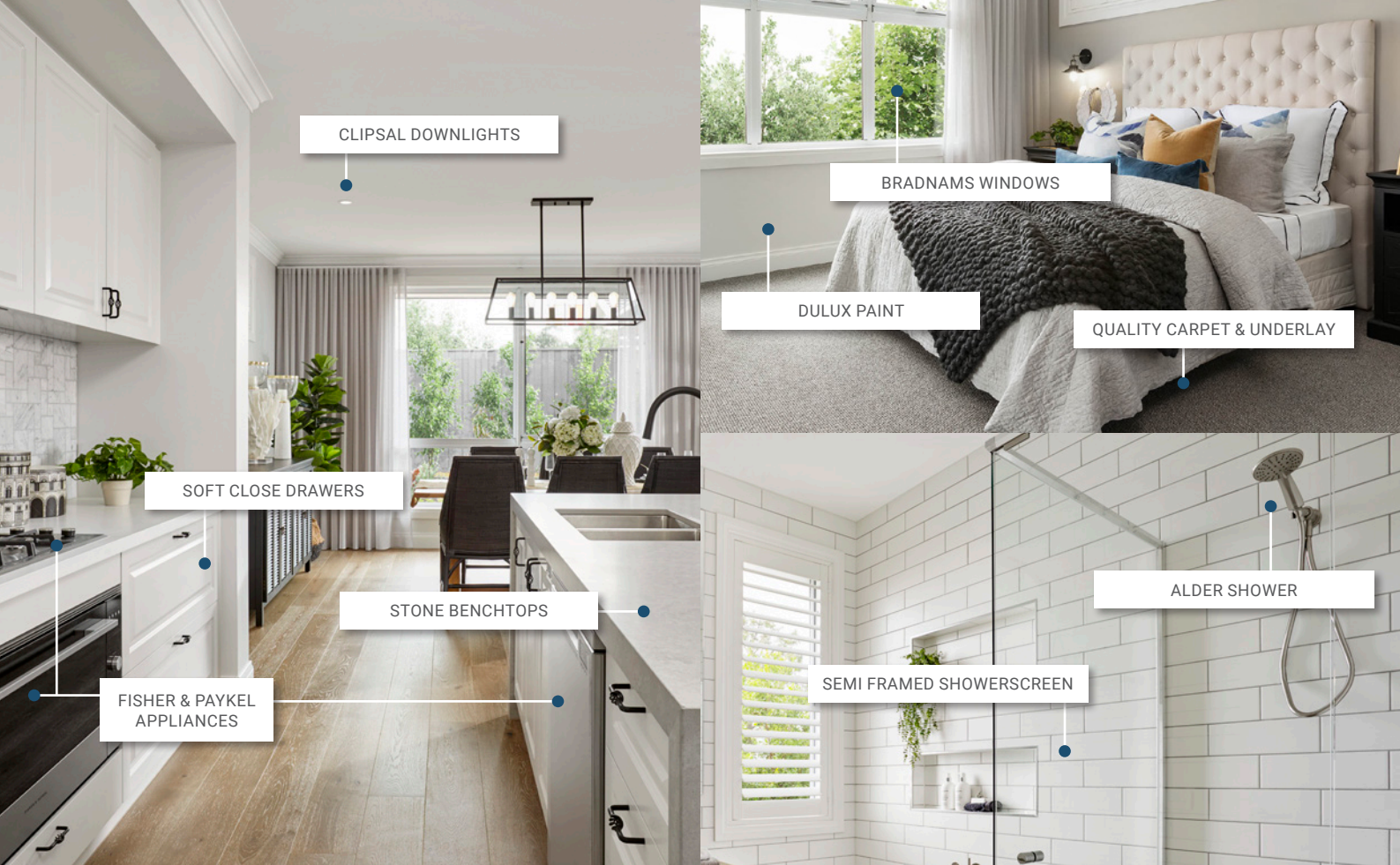
Experience the benefits of our Premium Standard Inclusions, that others might call 'upgrades', when you build with Beachwood Homes.

25<sup>+</sup>  
YEARS

**NATIONAL CONSTRUCTION CODE 2022 COMPLIANT, PUBLISHED & APPLICABLE 1ST MAY 2024.**

Beachwood   
HOMES

Build **Confidently**, Live **Beautifully**.



CLIPSAL DOWNLIGHTS

BRADNAMS WINDOWS

DULUX PAINT

QUALITY CARPET & UNDERLAY

SOFT CLOSE DRAWERS

STONE BENCHTOPS

FISHER & PAYKEL APPLIANCES

ALDER SHOWER

SEMI FRAMED SHOWERSCREEN

Style, luxury and convenience are built into every Beachwood home, inside and out, with our inclusions that exceed expectations.

#### PRELIMINARIES

Engineered soil test & feature site survey

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Detailed technical construction drawings

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Complete engineered structural design

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Bushfire report and assessment (BAL)

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Harmony Gallery custom colour selection consultation

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Domestic Builders Insurance policy, issued upon signing of HIA Building Contract

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Building permit & relevant fees

#### GENERAL

25-year structural guarantee

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12-month maintenance period after handover

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Detailed site and house clean prior to handover

#### 7 STAR ENERGY RATING

Comprehensive 7-Star energy rating report and compliance on any orientation

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Full vapour permeable insulation wrap to external walls

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Insulation batts to comply with your site specific energy rating requirements:

- to habitable area ceilings under roof area (up to R6.0 rating batts)
- to all external walls of dwelling and Garage/internal common wall (up to R2.5 rating batts)
- to required internal perimeters of Laundry area (up to R2.5 rating batts)
- to required floor joist area with habitable rooms above (up to R3.5 rating batts)

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Window & Door glazing to comply with energy rating requirements:

- Awning Windows – Thermally Broken frame with Double Glazed Low-E glass (Clear & Optitherm glass)
- Sliding and Fixed Windows – Double Glazed Low-E glass (Clear & Optitherm)
- Sliding Doors – Double Glazed Low-E glass (Clear & Optitherm glass)
- Laundry doors – Single Glazed (Clear glass)

Sealed door frames to all external doors

Draft stoppers to all ceiling exhaust fans

#### WHOLE OF HOME REPORT REQUIREMENTS

Design and site specific 'Whole of Home' assessment report and compliance

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Provide 3kW Solar PV system with solar panels fitted to external roof (Jinko Solar Tiger – 440W panels) with Solis 2.5kW inverter

## LIVABLE HOUSING DESIGN REQUIRMENTS

Level threshold access achieved via garage / dwelling man door threshold & composite rubber construction ramp fixed & fitted to garage side

Design specific NCC Compliant door widths, passage widths & circulation requirements

Grabrail substrate fixings placed within wall cavities to:

- Rear and sides of nominated toilet pan
- Head and side of one bathtub (Design dependent if required only)
- Two adjacent walls in one nominated shower

## SERVICES & CONNECTIONS

Relevant water authority and sewer application fees

Connection of sewer & stormwater to point within allotment

Single phase electricity supply from underground pit to meter box

Mains natural gas connection (if available)

Telstra phone underground service line fitted off & ready for account connection by occupier

Water connection from mains meter to dwelling including two external taps

## BASE CONSTRUCTION

Excavation and soil removal for up to 300mm of fall across site

Engineered waffle concrete slab construction to 'H' class soil classification

Termite protection to all slab penetrations and the entire perimeter of dwelling

## GARAGE CONSTRUCTION

Integrated concrete slab with step down from dwelling

'Colorbond' sectional overhead door with automated lifter and remote controls

Tempered hardboard door to Garage External access door with 'Gainsborough' hardware

Flush panel door to Garage Internal access door with 'Gainsborough' hardware

Brick infill above Garage sectional door to Front façade

## INTERIOR FINISHES

2400mm (8'0") ceiling heights to dwelling (First floor for Double-Storey)

2550mm (8'6") ceiling heights to Ground Floor

'CSR' Plasterboard (10mm) to all internal walls fitted with 75mm cove cornice

'Corinthian' flush panel doors throughout including robes

'Gainsborough' lever door furniture to all internal doors

'Corinthian' architraves and skirting 67mm x 15mm with single bevel profile

'Beaumont Tiles' ceramic floor tiles to Entry and Kitchen areas

Quality carpet and underlay to all remaining internal floor areas

Robes to all Bedrooms with single white melamine shelf and single chrome hanging rail

Linen cupboard with four white melamine shelves

'Dulux Wash & Wear' paint, 3 coats to walls & 2 coats of matt to ceilings

## ELECTRICAL

'Clipsal' dimmable LED downlights to all main Living areas only

Batten light holder fittings with shades and globes to remaining areas

'Clipsal Iconic' range power points and switch plates throughout

Telephone point (one for single-storey, two for double-storey)

Two free to air TV points with TV antenna fitted to roof

External double flood light (one for single-storey, two for double-storey)

Exhaust fans to Ensuite and Bathroom showers vented to atmosphere

Hard wired smoke detectors

Residual-current device (RCD) safety switches to meterbox

## EXTERIOR FINISHES

Machine Grade Pine (MGP10) timber frame and beams/lintels as per design

Brick veneer walls with 'Austral' range bricks

Brick infills or rendered foam infills over all external windows - design specific

'Colorbond' corrugate roof with 22.5 degree roof pitch

Rendered polystyrene cladding to First Floor direct fixed to timber frame

'Colorbond' metal fascia, quad gutters and downpipes

'Bradnam's Windows' clear glazed aluminium windows

'Corinthian' feature Front door with clear glazing and with 'Gainsborough' lockable hardware

Laundry door fully glazed with lockable lever hardware

## HOT WATER & HEATING

'Rinnai' solar hot water system with gas booster and two roof mounted solar collectors

'Bonaire' Gas ducted heating with ceiling outlets to Bedrooms and all Living areas

## LAUNDRY

'Formica' built in laminate laundry unit with 'Abey' 45 litre stainless steel trough

'Alder' chrome mixer tapware to trough

'Beaumont Tiles' ceramic floor and skirting tiles

'Beaumont Tiles' ceramic wall tiles above trough unit

'Alder' washing machine hot and cold taps

## KITCHEN

'Fisher & Paykel' 900mm wide stainless steel electric under bench

'Fisher & Paykel' 900mm wide stainless steel gas cooktop

'Fisher & Paykel' 600mm wide stainless steel dishwasher

'Fisher & Paykel' 900mm wide concealed (behind cabinetry) slide out rangehood

'Argent' Format double bowl sink with drainer and 'Alder' mixer tapware

'Quantum Zero' Zero silica benchtops with 20mm edge profile

'Formica' coloured laminate overhead cupboards above Appliance benchtop

'Formica' coloured laminate overhead cupboards to Fridge space

'Formica' coloured laminate base cupboards

'Beaumont Tiles' ceramic wall tiles to splashback area

'Metabox' soft-close cutlery drawers to Island bench

'Metabox' soft-close pot drawers next to Kitchen oven

## BATHROOM, ENSUITE & W.C.

'Formica' laminate benchtops with Squareform edge

'Formica' coloured laminate vanity unit

Square vitreous china inset basins with pop up wastes

Close coupled white toilet suites with soft close seats

'Decina' sanitary grade white acrylic Bath

'Beaumont Tiles' ceramic wall, floor and skirting tiles to Bathroom, Ensuite and W.C.s

Tiled shower bases to Bathroom and Ensuite

Semi framed shower screens with pivot door and clear safety glass

Polished edge silver mirrors to entire width of vanity unit

'Alder' chrome hand held shower outlet and mixer tapware to basins, bath and showers

'Alder' towel rails and toilet roll holders



# Harmony

GALLERY

Make your home uniquely yours at our incredible selections gallery.

Customise the look of your home and create your signature style with everything from colours and finishes to flooring, fixtures, and even our home technology solutions. Guided by our Harmony Gallery Interior Designers expert advice, everything effortlessly comes together in perfect harmony.



## Head Office & Harmony Gallery

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