

High-end inclusions for exceptional homes.

Nothing Compares.



ECLIPSE 

Standard Inclusions

Beachwood 
HOMES

PRELIMINARIES

Engineered soil test & feature site survey
Detailed technical construction drawings
Complete engineered structural design
Bushfire report and assessment (BAL)
Design Review appointment with a design specialist
Harmony Gallery custom colour selection consultation
Home Warranty Insurance policy, issued upon signing of HIA Building Contract
Building permit & relevant fees

GENERAL

25-year structural guarantee
12-month maintenance period after handover
Detailed site and house clean prior to handover

SERVICES & CONNECTIONS

Relevant water authority and sewer application fees
Connection of sewer & stormwater to point within allotment
Three phase electricity supply from underground pit to meter box, including flush mount internal sub board to Garage area
Water connection from mains meter to dwelling including two external taps

STRUCTURAL

Excavation and soil removal for up to 300mm of fall across site
Engineered waffle concrete slab construction to 'H' class soil classification
Structural slabs to Porch and Outdoor Living areas (plain concrete finish)
Timber framing and structural beams/lintels as per engineers design and relevant Australian Standards
2700mm (9'0") ceiling heights to Ground Floor and First Floor
Termite protection to all slab penetrations and the entire perimeter of dwelling

WHOLE OF HOME AND THERMAL PERFORMANCE

Energy rating report and permit compliance on any orientation
Site specific 'Whole of Home' assessment report and compliance
Full vapour permeable sisalation wrap to external walls
Insulation batts to external walls and ceilings to comply with your site-specific energy rating requirements
Window & Door glazing to comply with energy rating requirements including, Rylock Low-E double glazing (Optitherm/i89 - Ultra High Performance Comfort Solution)
Provide 3kW Solar PV system with solar panels fitted to external roof with 2.5kW inverter
Sealed door frames to all external doors
Draft stoppers to all ceiling exhaust fans

LIVABLE HOUSING DESIGN REQUIREMENTS

Level threshold access achieved via garage/dwelling man door threshold with ramp fitted to garage side
Design specific NCC Compliant door widths, passage widths & circulation requirements
Grabrail substrate fixings placed within wall cavities to required locations

GARAGE CONSTRUCTION

Integrated concrete slab with step down from dwelling to Garage, with epoxy fleck finish to entire Garage floor area
Flush fit integrated tilt door fitted with selected cladding (façade specific), with automated lifter and remote controls
'Rylock' fully glazed aluminium framed, clear glazed door fitted with 'Rylock' lever door furniture to Garage External access
'Corinthian' Ultima CoreTec flush panel door to Garage Internal access door with 'Gainsborough' Trilock hardware



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

EXTERIOR FINISHES

'CSR Hebel' Power Panel XL external wall cladding with acrylic render over and 'CSR Cemintel Surround' external wall cladding – design specific. Render areas to have protective sealer coating applied over acrylic render base

'Colorbond' metal roof sheets with 'Klip-Lok' profile installed on battens to all roof areas with painted round PVC downpipes and rainheads

'Rylock' clear glazed aluminium windows with fibreglass mesh flyscreens fitted to all openable windows

'Velux' fixed glazed skylight over Stairwell area with Level 5 plaster lined shaft – size design specific

'Corinthian' feature 'Deco' range Front doors with 'Gainsborough' Trilock lockable hardware

Laundry door fully glazed with lockable lever hardware

INTERIOR FINISHES

'CSR' Plasterboard (10mm) to all internal walls fitted with Square Set cornice to all areas and Rondo P35 control joint to all Staircase void area and Rondo 'Panther' access hatches

'Corinthian' Ultima CoreTech 2340mm high flush panel doors throughout including robes

'Gainsborough' lever door furniture (up to Category 4) to all internal doors

Plaster reveals (no architraves) to all external doors and windows

'Corinthian' architraves (to internal door locations only) and skirting 67mm x 18mm with single bevel profile

'Premium Oak' engineered timber flooring with direct stick application to main Entry, Living, Meals, Kitchen and Scullery areas – design specific, with no scotia to all skirting areas

Premium carpet (up to Category 8) and premium Supergreen underlay to all remaining internal floor areas

Linen cupboard with four white melamine shelves

'Dulux Enviro2' Low Voc paint, 3 coat paint system to walls & 2 coats system to ceilings

Carpet over all treads and risers to Staircase with pencil round nosing and plaster lined wall balustrade (up to 1000mm high) with painted wall rail and capping to balustrade area

ELECTRICAL

'Clipsal' dimmable LED downlights throughout dwelling

'Clipsal Iconic' range power points and switch plates throughout

'Amphis' Cambio' three flush mounted wall lights to Stairwell

Fibre to the home pre provisions including conduit and drawstring and four internal data points running to wired services cabinet in Garage

Two external double flood lights

Exhaust fans (self-sealing) vented to atmosphere to wet areas as required for compliance

Hard wired smoke detectors

Residual-current device (RCD) safety switches to meterbox

HOT WATER & HEATING

'Rinnai' Heat Pump hot water system (two per dwelling, with capacity to suit design requirements)

'AirSmart' Indoor Environment System heating and cooling fitted with Flexistat thermostat and combination of standard round and linear outlets – design specific, includes four zones to system

From the base construction to the roof pitch and everything in between, the quality of our standard build inclusions are backed by certified ratings and warranties.



KITCHEN

'Fisher & Paykel' 900mm Integrated French Door Fridge/Freezer (behind cabinetry)

'Fisher & Paykel' 600mm wide electric pyrolytic under bench ovens (2. per dwelling), including wall oven tower unit

'Fisher & Paykel' 900mm wide 4 zone induction cooktop

'Fisher & Paykel' 900mm wide integrated rangehood (behind cabinetry)

'Fisher & Paykel' 600mm wide integrated dishwasher (behind cabinetry)

'Fisher & Paykel' 600mm wide integrated underbench microwave

'Abey' Piazza double bowl undermount sink (no drainer) with 'Streamline' mixer

'Quantum Zero' Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 4)

'Laminex Natural' faced overhead cupboards above Appliance benchtop and Fridge space with overhang finger pulls, soft-close hinges to all cabinetry doors

'Laminex Natural' faced base cupboards with DesignEdge Reverse Bevelled finger pulls, soft-close hinges to all cabinetry doors

'Laminex Natural' faced feature tall cabinetry with internal shelves, soft-close hinges to all cabinetry doors – design specific

'Quantum Zero' Zero silica to splashback area (up to Category 4 range)

'Hafele' pull out drawer with 2No. internal 38 litre bins

Soft-close cutlery drawers to Island bench and soft-close pot drawers next to Kitchen oven, including two cutlery insert trays and one spice jar insert

SCULLERY (IF APPLICABLE)

'Abey' Piazza single bowl undermount sink (no drainer) with 'Streamline' mixer tapware

'Quantum Zero' Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 4)

'Laminex Natural' faced overhead cupboards above benchtop area with overhang finger pulls, soft-close hinges to all cabinetry doors

'Laminex Natural' faced base cupboards with DesignEdge Reverse Bevelled finger pulls, soft-close hinges to all cabinetry doors

'Laminex Natural' faced feature tall cabinetry with internal shelves, soft-close hinges to all cabinetry doors – design specific

'Quantum Zero' Zero silica to splashback area (up to Category 4 range)

LAUNDRY

'Quantum Zero' Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 4) – benchtop to run wall to wall

'Laminex Natural' coloured laminate to trough unit, with soft-close hinges to all cabinetry doors

'Abey' Piazza square stainless steel trough with 'Streamline' mixer tapware

'Signorino' porcelain wall, floor and skirting tiles (up to 600mm x 600mm)

'Streamline' washing machine hot and cold taps

MASTER ENSUITE, MINOR ENSUITES, BATHROOM, POWDER ROOM & W.C.

'Quantum Zero' Zero silica benchtops with 40mm edge profile with no shadowline (up to Category 4)

'Laminex Natural' coloured laminate to vanity unit, with soft-close hinges to all cabinetry doors with DesignEdge Reverse Bevelled finger pulls

'Streamline Arcisan' square undermount basins with pop up wastes
'Streamline Arcisan' comfort height wall faced pan with slim line seat

'Decina' feature white back to wall or freestanding bath – design specific

'Signorino' porcelain wall, floor and skirting tiles (up to 600mm x 600mm) – with floor to ceiling wall tiles to Master Ensuites and Bathroom areas, with standard areas to remaining locations – design specific

Tiled (flush finish) shower bases with smart tile insert waste

Frameless shower screens (2400mm high) with pivot door, patch fixings and clear safety glass

Polished edge silver mirrors to entire width of vanity unit

'Streamline Arcisan' wall rail with shower outlet and mixer tapware to basins, bath and showers 'Streamline Arcisan' towel rails and toilet roll holders

Soft-close drawers to vanity units – design specific

Power Your Home Smarter – On Us!

Celebrate the launch of our brand-new ECLIPSE Architect Collection with an exclusive limited-time offer! Build your dream home and enjoy our complimentary **Energy Saver Battery Bundle***, featuring:

- Tesla Powerwall 3 (13.5kW) with built-in inverter
- Upgrade to a 6.4kW Solar PV System
- Wall-Mounted Schneider EV Charging Station installed in your garage

Don't miss this opportunity to power your home sustainably!

ECLIPSE 



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* Terms and Conditions apply. Inclusions list effective from 1/07/2025. Subject to change without notice. Speak to a Beachwood New Home Consultant for further details.

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