

A premium  
standard you  
can expect.

**Beachwood**   
HOMES



Evolve 

**Standard Inclusions**



#### PRELIMINARIES

- Engineered soil test & feature site survey
- Detailed technical construction drawings
- Complete engineered structural design
- Bushfire report and assessment (BAL)
- 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

#### 'WHOLE OF HOME' AND 7 STAR ENERGY RATING

- Comprehensive 7-Star energy rating report and compliance on any orientation
- Design and 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:
  - Awning Windows – Double Glazed Low-E glass (Clear & Optitherm glass) to Single Storey Designs and Thermally Broken Frame with Double Glazed Low E Glass (Clear & Optitherm glass) to Double Storey designs.
  - Sliding Windows – Double Glazed Low-E glass (Clear & Optitherm glass)
  - Fixed Windows – Double Glazed Low-E glass (Clear & Optitherm glass)
  - 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

Style, luxury and convenience are built into every Beachwood

## 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, including step free shower access to nominated shower location.

Grabrail substrate fixings placed within wall cavities to required locations

## 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)

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.

2400mm (8'0") ceiling heights to dwelling (Ground Floor and First Floor – where applicable)

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 (design specific)

## EXTERIOR FINISHES

Brick veneer walls to Ground Floor areas with 'Austral' range bricks

Brick infills over windows to Front facade, painted cladding infill over remaining openings to side and rear elevations – Single Storey designs

Brick infills over windows/doors to Ground Floor areas and rendered foam infills to First Floor areas – Double Storey designs

'Bristle' Designer range concrete roof tiles with a 22.5 degree roof pitch, with flat metal roofings to select Ground Floor roof areas

'Colorbond' metal fascia, quad gutters and downpipes

'Bradnam's Windows' clear glazed aluminium windows with fibreglass mesh flyscreens to all openable windows

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

Laundry door fully glazed with lockable lever hardware



## INTERIOR FINISHES

'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, Entry Hallway, Dining/ Living 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

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 – design specific

## 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, including one two way switch

Two data points with internal conduit for future Fibre Optic connection

External double flood light (without sensor)

Exhaust fans to Ensuite and Bathroom showers vented to atmosphere

Hard wired smoke detectors

Residual-current device (RCD) safety switches to meterbox

Provide 3kW Solar PV system with solar panels fitted to external roof with 2.5kW inverter

home, inside and out, with our inclusions that exceed expectations.

## HOT WATER & HEATING

'Rinnai' gas instant continuous flow hot water system in external recessed box

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

## KITCHEN

'Fisher & Paykel' 600mm wide stainless steel electric under bench

'Fisher & Paykel' 600mm wide stainless steel gas cooktop

'Fisher & Paykel' 600mm wide concealed (behind cabinetry) slide out rangehood

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

'Formica' laminate benchtops with Tightform edge

'Formica' coloured laminate overhead cupboards above Appliance benchtop

'Formica' coloured laminate base cupboards

'Beaumont Tiles' ceramic wall tiles to splashback area

Cutlery drawers to Island bench, including cutlery insert tray

## BATHROOM, ENSUITE & W.C.

'Formica' laminate benchtops with Tightform 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 – design specific

'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

## LAUNDRY

'Everhard' Project 45 litre metal cabinet and trough unit

'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

## Style your home, your way at Harmony Gallery.

We believe quality products create extraordinary homes. That's why we partner with trusted brands, offering premium inclusions and upgrades to help craft your dream home. Make your home uniquely yours at our Harmony Gallery Colour Selections Centre, where you get to personalise everything from finishes to fixtures and home technology. With expert guidance from our Harmony Gallery Interior Designers, your vision comes together seamlessly.

**Harmony**  
GALLERY 



  
**Beachwood**  
H O M E S

### Head Office and Harmony Gallery

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