

Setting the standard in luxury living.

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
Provide 3kW Solar PV system with solar panels fitted to external roof with 5kW three phase inverter
Window & Door glazing to comply with energy rating requirements including,

- 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)
- Laundry hinged doors – Single Glazed (Clear glass)

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
'Colorbond' sectional overhead door with automated lifter and remote controls
Tempered hardboard door to Garage External access door with 'Gainsborough' Trilock hardware
Flush panel door to Garage Internal access door with 'Gainsborough' Trilock hardware
Brick infill above Garage sectional door to Front façade



EXTERIOR FINISHES

Brick veneer walls to Ground Floor areas with 'Austral' range bricks (up to Category 3) - design specific

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

'Bristile' concrete roof tiles with Prestige profile (up to Category 4) with 22.5 degree roof pitch to main roof area, lower roof areas to have flat metal roofing – design specific

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 with fiberglass mesh flyscreens fitted to all openable windows

'Corinthian' feature fully glazed double Front doors with clear glazing and 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 feature Entry, Meals, Living and Kitchen areas, with 75mm cove cornice to remainder. Rondo P35 control joint to all Staircase and Void areas

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

'Gainsborough' lever door furniture (up to Category 3) to all internal doors

'Corinthian' architraves and skirting 67mm x 18mm with single bevel profile

'Beaumont Tiles' porcelain floor tiles (up to Category 5) or engineered timber flooring (up to Category 4) to Entry, Living, Meals, Kitchen and Scullery areas

Premium carpet (up to Category 3) 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 Enviro2' Low Voc paint, 3 coat paint system to walls & 2 coats system to ceilings

Feature Vic Ash timber Staircase (treads and risers with clear coat finish) with Vic Ash drop down handrail and round black balusters. Plaster lined wall balustrade (up to 1000mm high) to applicable First Floor Void areas.

HEATING & COOLING

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

'Rinnai' inverter heating and cooling system with round ceiling outlets to all Bedrooms and Living areas

ELECTRICAL

'Clipsal' dimmable LED downlights throughout dwelling

'Clipsal Iconic' range power points and switch plates throughout

Fibre to the home pre provisions including conduit and drawstring and four internal data points

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

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 wide Integrated French Door Fridge/Freezer

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

'Fisher & Paykel' 900mm wide 5 zone induction cooktop

'Fisher & Paykel' 600mm wide integrated dishwasher

'Fisher & Paykel' 600mm wide integrated underbench microwave

'Fisher & Paykel' 900mm wide integrated rangehood

'Abey' double bowl undermount sink (no drainer) with 'Alder' mixer tapware (up to Category 3)

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

'Laminex Natural' plain faced overhead cupboards above Appliance benchtop and Fridge space with up to Category 3 handles, Soft-close hinges to all cabinetry doors

'Laminex Natural' plain faced base cupboards with up to Category 3 handles

'Beaumont Tiles' ceramic wall tiles to splashback area (up to Category 2 range)

Pull out drawer with 2No. internal 29 litre bins

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

SCULLERY

'Abey' single bowl round inset sink (no drainer) with 'Alder' mixer tapware (up to Category 3)

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

'Laminex Natural' plain faced overhead cupboards above benchtop area with up to Category 3 handles, soft-close hinges to all cabinetry doors

'Laminex Natural' plain faced base cupboards with up to Category 3 handles

'Beaumont Tiles' ceramic wall tiles to splashback area (up to Category 2 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

'Laminex Natural' plain faced overhead cupboards (wall to wall) with soft-close hinges to all cabinetry doors

'Abey' 45 litre stainless steel trough with 'Alder' mixer tapware (up to Category 3)

'Beaumont Tiles' ceramic wall, floor and skirting tiles

'Alder' 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

'Fienza' above counter or inset basins (up to Category 3) with pop up wastes

'Fienza' back to wall white toilet suites with soft close seats

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

'Beaumont Tiles' ceramic wall, floor and skirting tiles (up to Category 2) – with floor to ceiling wall tiles to Master Ensuite and Ground Floor Ensuite areas, with standard areas to remaining locations (design specific)

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

'Evo Hybrid' Semi frameless shower screens with pivot door and clear safety glass,

Polished edge silver mirrors to entire width of vanity unit

'Alder' wall rail with shower outlet and mixer tapware to basins, bath and showers 'Alder' towel rails and toilet roll holders (up to Category 3)

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



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* Terms and Conditions apply. Inclusions list effective from 1/09/2025. Subject to change without notice. Speak to a Beachwood New Home Consultant for further details.

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