

Inclusions Brochure



WE BUILD IT LIKE IT'S OURS



Welcome

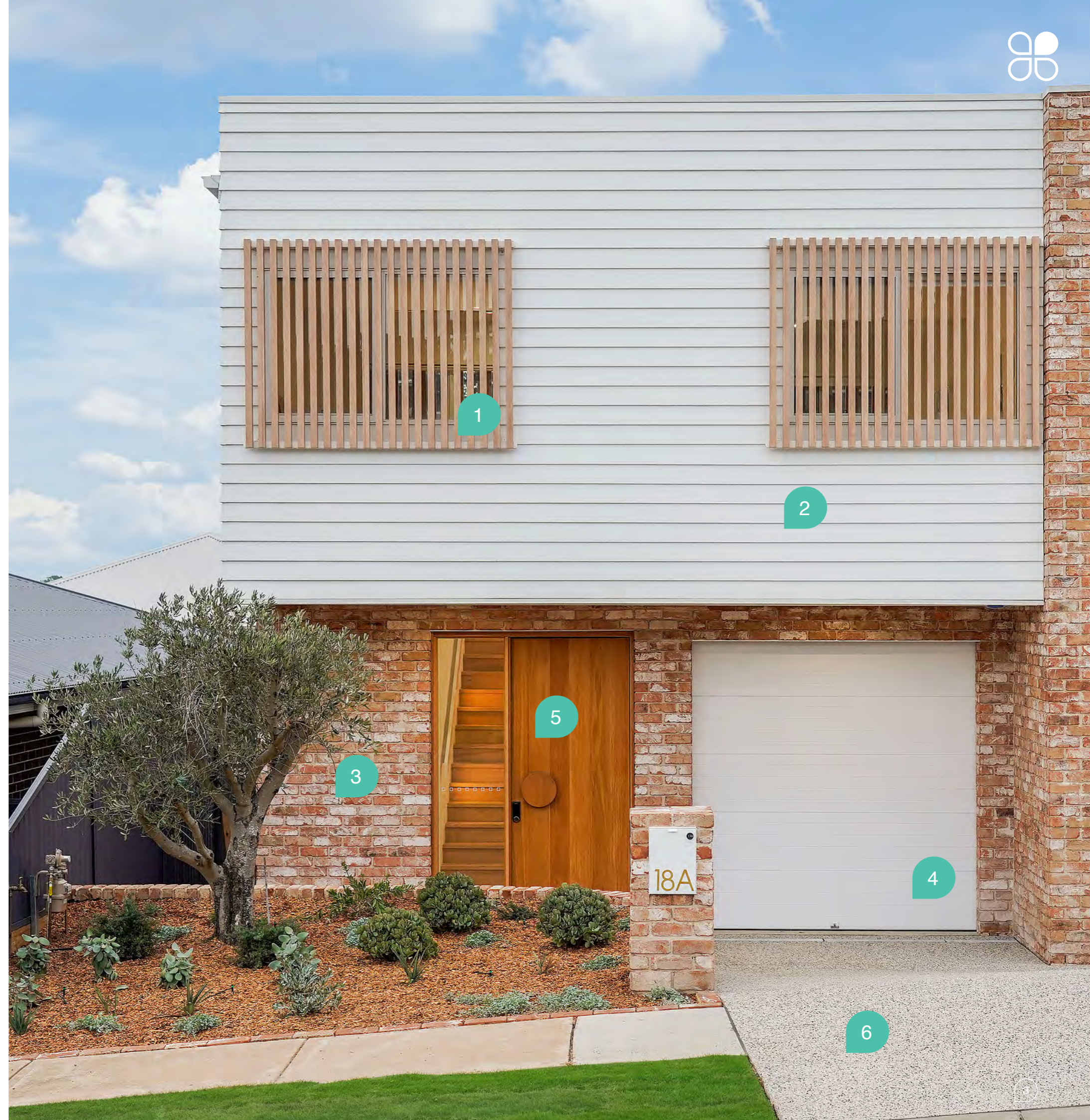
At Clover Homes, our comprehensive range of inclusions is designed to exceed your expectations. We've meticulously considered every detail to ensure your home is equipped with everything you need, all included as standard.

Partnering with top suppliers and using only the highest quality materials, we're dedicated to delivering homes that are completed to the utmost standard of excellence. From the foundation to the finishing touches, trust Clover Homes to provide you with a home that embodies superior craftsmanship and unparalleled quality.

Upgrade Options

- 1 Knotwood battens*
- 2 James Hardie Linea cladding with corner soakers*
- 3 Austral San Selmo Classico Original*
- 4 Panelift Garage door
- 5 Corinthian Elements range Entry door with upgraded handle*
- 6 Geostone Driveway

*Upgrade Variation





Quality Foundations

EXTERIOR

SITE NEEDS

- Site costs, includes even cut & fill only.
- Concrete/Screw Piers, up to 1.5m deep.
- Standard Service Connection - Power, Phone, Water, Sewer, Gas & Stormwater*
- Slimline Rainwater Tank to comply with BASIX requirements, 3,000 litre Stainless steel Coloured aboveground water tank, connected to all toilets, cold washing machine tap and one garden tap.

CONCRETE SLAB

- Engineer designed concrete slab to suit 'M' classification soil
- Engineer designed concrete slab to Porch / Patio
- Porch and Alfresco including broom finished concrete slab, brick piers and roof over (Refer to plan if applicable). These slabs are not classified as a "finished" surface. Clover Homes recommends that these slabs are tiled (not included in standard specification).

TERMITE TREATMENT

- RENTOKIL Trithor termite protection to pipe penetrations and perimeter cavity with 50 year warranty

FRAME

- H2 Treated pine Frame & Truss
- 90mm external and internal stud frames to Ground & First floor
- Nominal 2450mm high ceilings to the Ground and First floor
- 300mm engineered joist system

BRICKS

- Selection of Austral bricks (selected from Clover Homes range). No allowance has been made for feature colour finishes to brickwork (i.e. Moroka / Render) or Stackstone/Tiles.





Windows, Bricks, Roofing

EXTERIOR

WINDOWS

- Aluminium windows and sliding doors in manufacturers standard colour range and size including security keyed windows and door locks with the option of obscure glass to Bathrooms, Ensuite & Powder room.
- Nylon Mesh Flyscreens to all opening windows, sliding & stacker doors (excluding hinged doors)

ROOFING

- Colorbond roof (Standard colour range and profile) and 60mm Anti-con blanket to underside of roof OR
- Monier 'Atura' concrete roof tiles with standard sarking (Standard colour range) and lapped ridge and hip capping

FASCIA & GUTTER

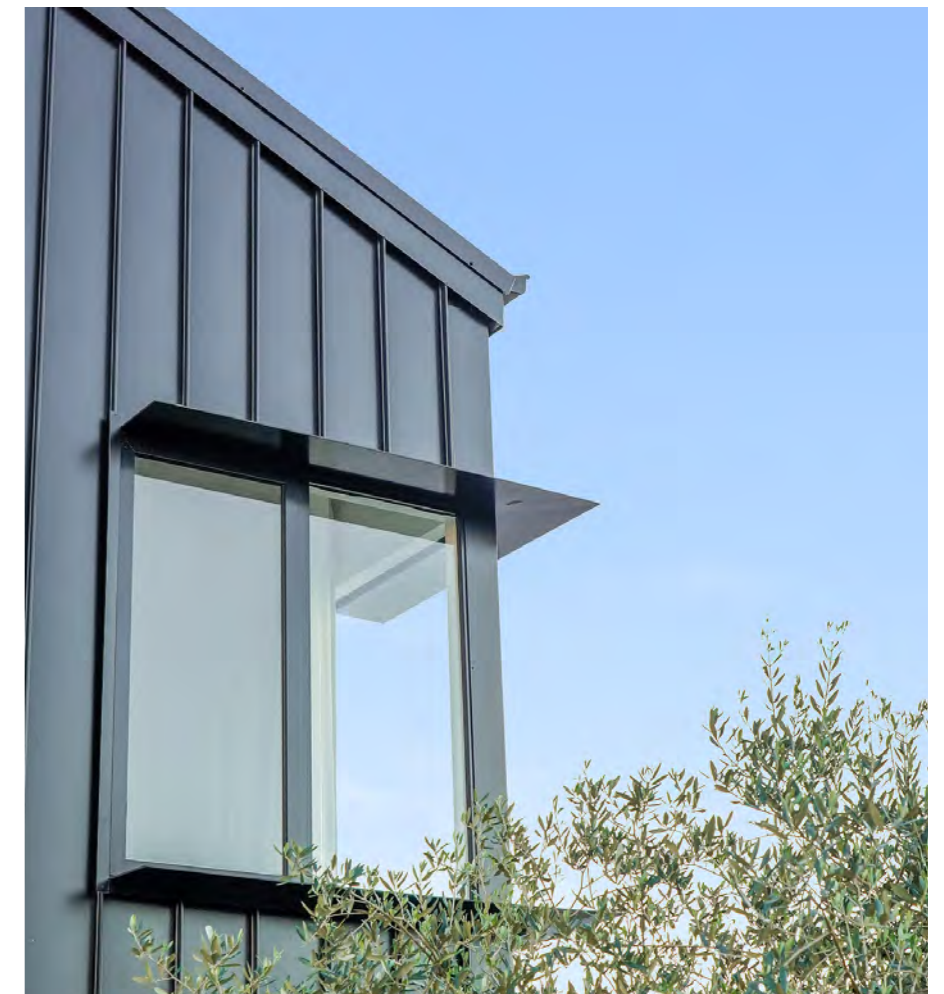
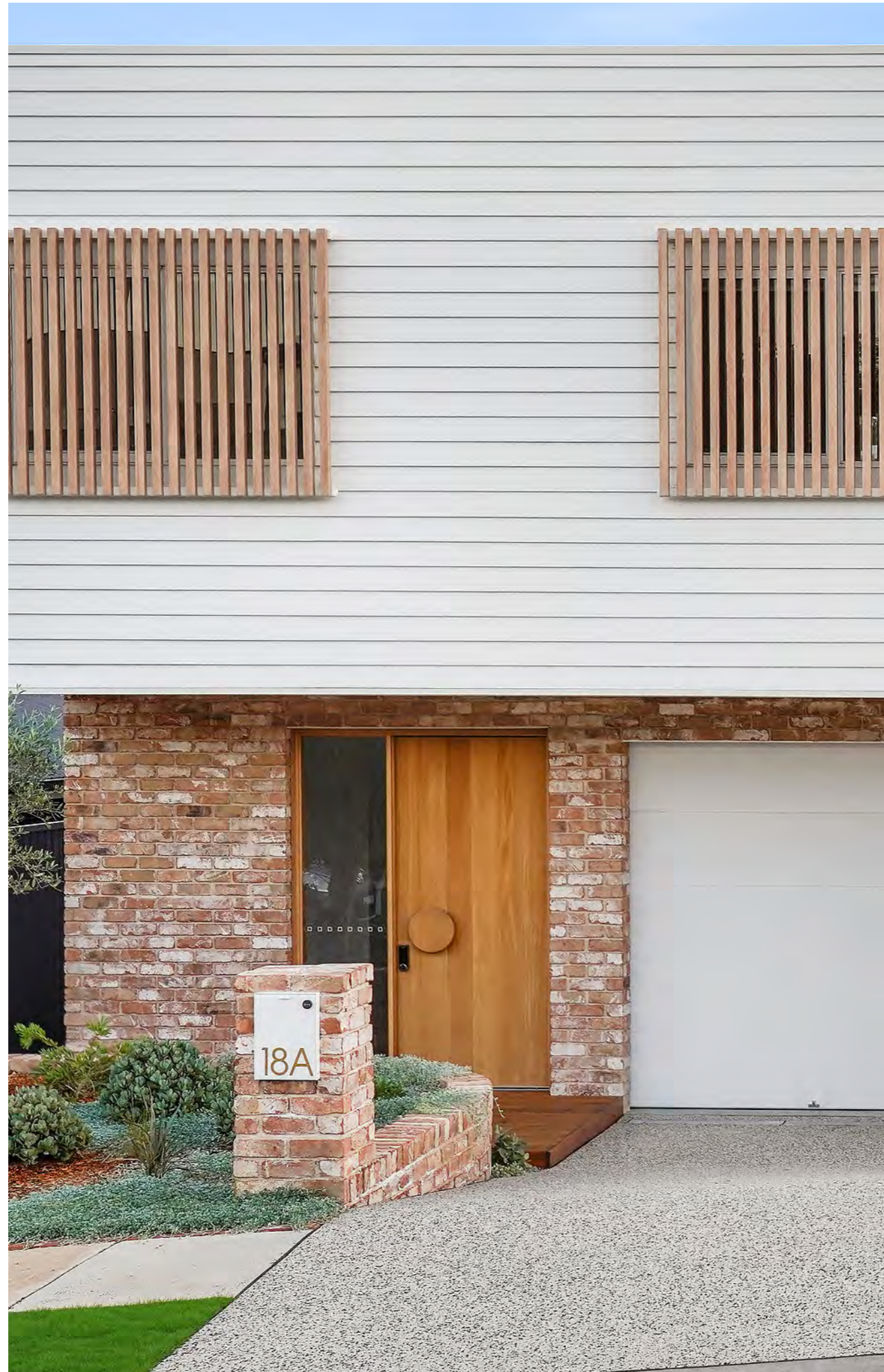
- Colorbond Fascia and Gutter with painted PVC Downpipes and hip capping (Subject to design)

INSULATION

- CSR BRADFORD R2.5HP batts to external walls (including wall between Garage and house and excluding external garage wall only)
- CSR BRADFORD R4.0 batts to ceilings with roof over (excluding ceilings over Garage, Porch, Alfresco & Balcony if applicable)

FRONT DOOR

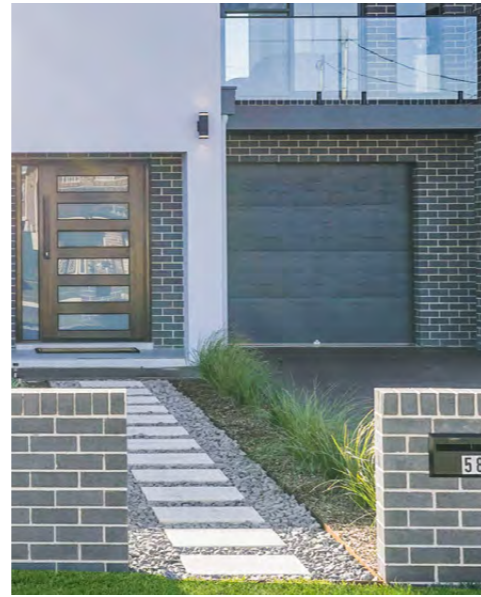
- Choice of; CORINTHIAN American White oak AW0 5VG OR AW05G 2040mm (H) x 820mm (W) to Entry door (with clear glass) in stain finish.





Doors and Handles

Inclusions



Gliderol® panel lift Garage door



CORINTHIAN American White Oak Laundry door



CORINTHIAN flush panel internal doors in paint finish

LAUNDRY DOORS

- CORINTHIAN American White oak AW021 2040mm (H) x 820mm (W) to Laundry door (with clear glass) in paint finish.

INTERNAL DOORS

- CORINTHIAN flush panel internal doors in paint finish - 2040mm high to Ground Floor and First Floor

DOOR FURNITURE

- External Doors: Gainsborough Angular Trilock double cylinder (Stain Chrome - 8201ANGSC) to Front Entry door. TradePro Adel round Entrance set (Satin Chrome - 1440PROADESC) to other external doors, Including door between house and Garage.
- Internal Doors: Choice of Amelia OR Lianna (Satin Chrome) Gainsborough passage sets and privacy set to Bedroom 1, all Bathrooms and WC's only.
- Wardrobe Doors: Zanda Stainless Steel Bar or Square handle options
- Door Stop: Standard white cushion Wall/Door stops where required.

GARAGE DOORS

- Gliderol® panel lift Garage door, select from Oxford, Hampton, Madison & Tuscan profiles. Includes Garage door motor, two x remotes and one wall button (selected from the standard colour range - excludes Timberlook)



Inclusions



Appliances

KITCHEN



KITCHEN

- Cora 1 & 3/4 stainless steel sink and drainer P1080LHB/RHB OR Cora 1 and 1/2 stainless steel sink and drainer P980LHB/RHB
- Polytec square edge benchtops in a wide range of colours from Clover Homes extensive range
- Polytec Laminated doors in a wide range of colours from Clover Homes extensive range
- Overhead Cupboards to Kitchen with bulkheads over
- Kitchen kickboards to suit Kitchen cabinetry
- Cutlery Tray to one x Kitchen Drawer
- Tiled splashback to kitchen (Selected from standard range)

ARTUSI KITCHEN APPLIANCE - OVEN

- 60cm Multifunction Electric Oven Stainless Steel (PAO610X)

ARTUSI KITCHEN APPLIANCE - RANGEHOOD

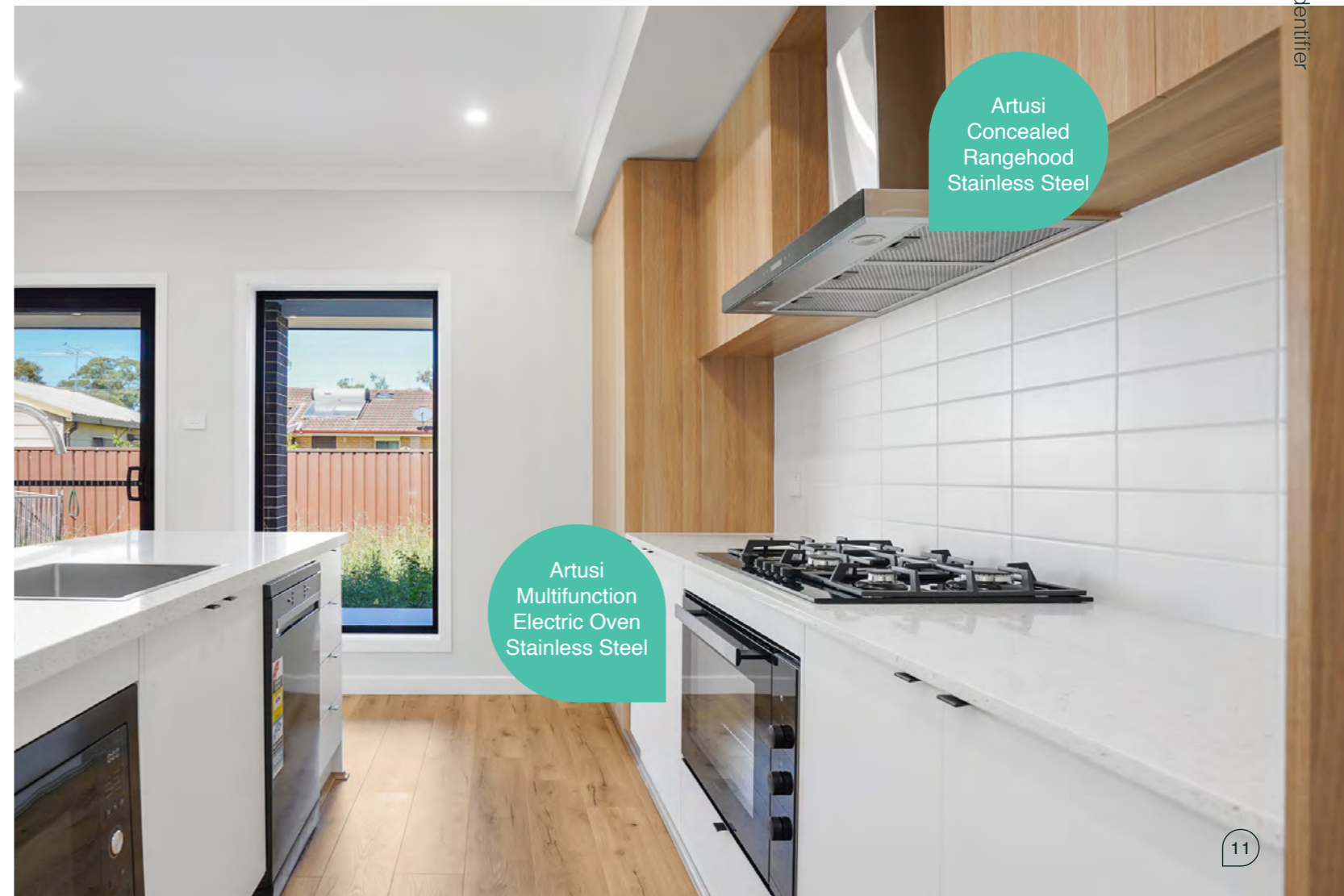
- 51cm Concealed Rangehood Stainless Steel (AUM51X)

ARTUSI KITCHEN APPLIANCE - DISHWASHER

- Stainless Steel Dishwasher (PADW5005X)

ARTUSI KITCHEN APPLIANCE - MICROWAVE

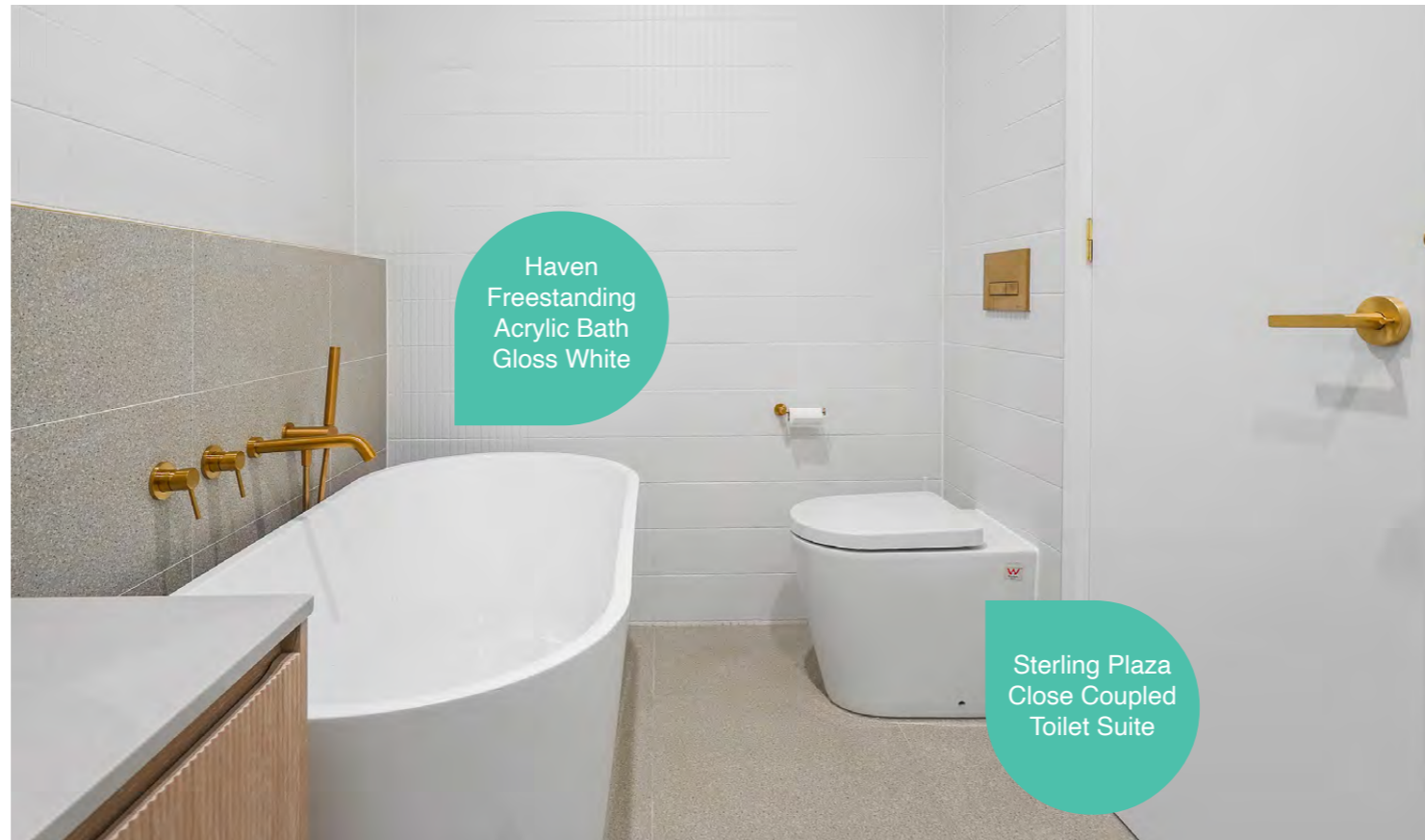
- 25L Built-In Microwave Oven 900W (AMO25TK)





Vanity, Bath, Tapware

BATHROOM



Interior Inclusions

VANITY UNITS - BATHROOMS

- Polytec Laminated square edge tops to floating vanities in a wide range of colours from Clover Homes extensive range
- Polytec doors to vanities in a wide range of colours from Clover Homes extensive range
- Basins: ACL Square (JHI-22-301) OR Round (JHI-22-203) counter top basins with Chrome pop up plug and waste to Bathroom and Ensuite
- ACL Wall hung basin (LTI-11-501) to Powder Room (If applicable)
- Polytec Laminated benchtop and apron to Powder Room (If applicable)

VANITY MIRRORS

- Direct stick frameless polished edge bathroom mirrors.

BATHS

- Haven Freestanding Acrylic Bath Gloss White (1500mm BTFSAHAV1500W OR 1700mm BTFSAHAV1700W subject to design)

TOILET SUITES

- Sterling (WCPLACC) Plaza Close Coupled Toilet Suite

TAPWARE

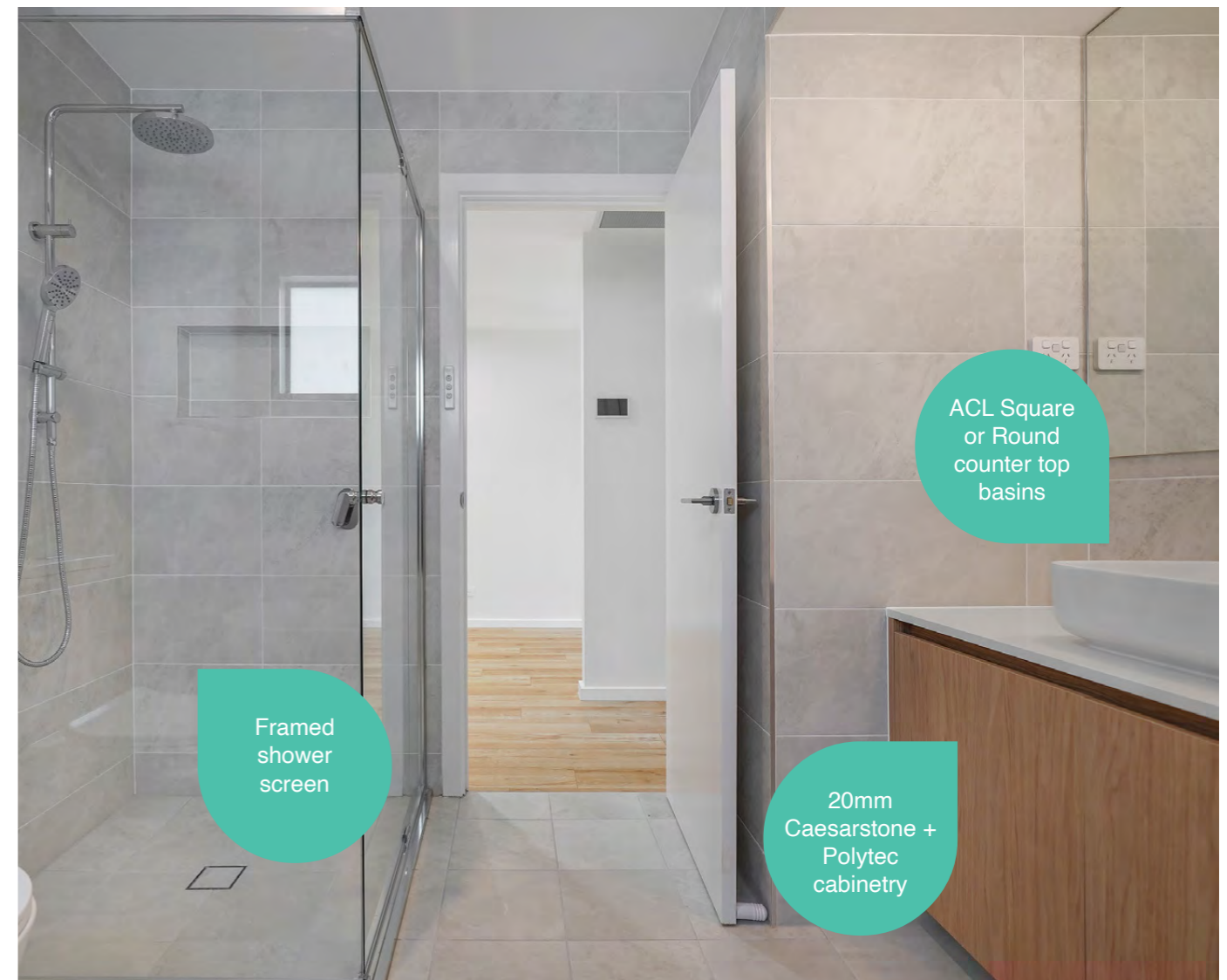
- Choice of either DOVE Gooseneck sink mixer (PB1001SB) or EDEN soft square sink mixer (PSL1001) to Kitchen sink available in Chrome
- CORA (PBR3003) or EDEN (PSL3003) Wall Mounted mixer with spout to all Bathrooms, Ensuite and Powder Room
- CORA round (PHC4502RN) or EDEN Square (PHC7121SN) Hand Held Shower with Rail and CORA/EDEN flick mixer to suit to Showers
- Ruby (PM1002SW) Sink Mixer to Laundry
- Washing Machine Set to Laundry (concealed behind tub) - (PENZ03)

BATHROOM ACCESSORIES

- CORA (5302-600) or EDEN (5602-600) 600mm double towel rail and toilet roll holder to Bathroom and Ensuite and CORA/EDEN Towel ring/bar to Powder room to suit.

SHOWER SCREENS

- Framed shower screens with pivot doors, chrome trims and clear laminated glass
- Note: Showers that include or are upgraded to a single fixed panel may be required to be installed as two pieces, subject to size, design and access to room.



Bathroom Inclusiona



Laundry, Wardrobes and Fixout

INTERIOR

Interior Inclusions

ROBES

- CORINTHIAN Flush internal 2040mm doors in paint finish to Bedroom robes with one melamine shelf and hanging rail to suit.

LINEN CUPBOARD

- 4x Melamine shelves

FIXOUT

- 66x18mm pine Bevelled Edge profile skirting and architrave with paint finish throughout
- 90mm cove cornice at the junction of wall and ceiling (Excludes Alfresco, Porch and Balcony)
- Timber trim to Alfresco, Porch and Balcony ceiling junction (If applicable)
- Square set ceilings to Bathrooms as standard
- Square set windows to wet areas with full height tiling only

LAUNDRY SINK

- 35/45 Litre stainless steel tub with white metal cabinet





Staircase, Floors, Walls and Paint

INTERIOR



Interior Inclusions

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STAIRCASE

- Painted timber staircase with square newel posts, handrail & Balusters with MDF treads and risers (excludes floor coverings) OR Stainless Steel baluster option

FLOOR COVERINGS

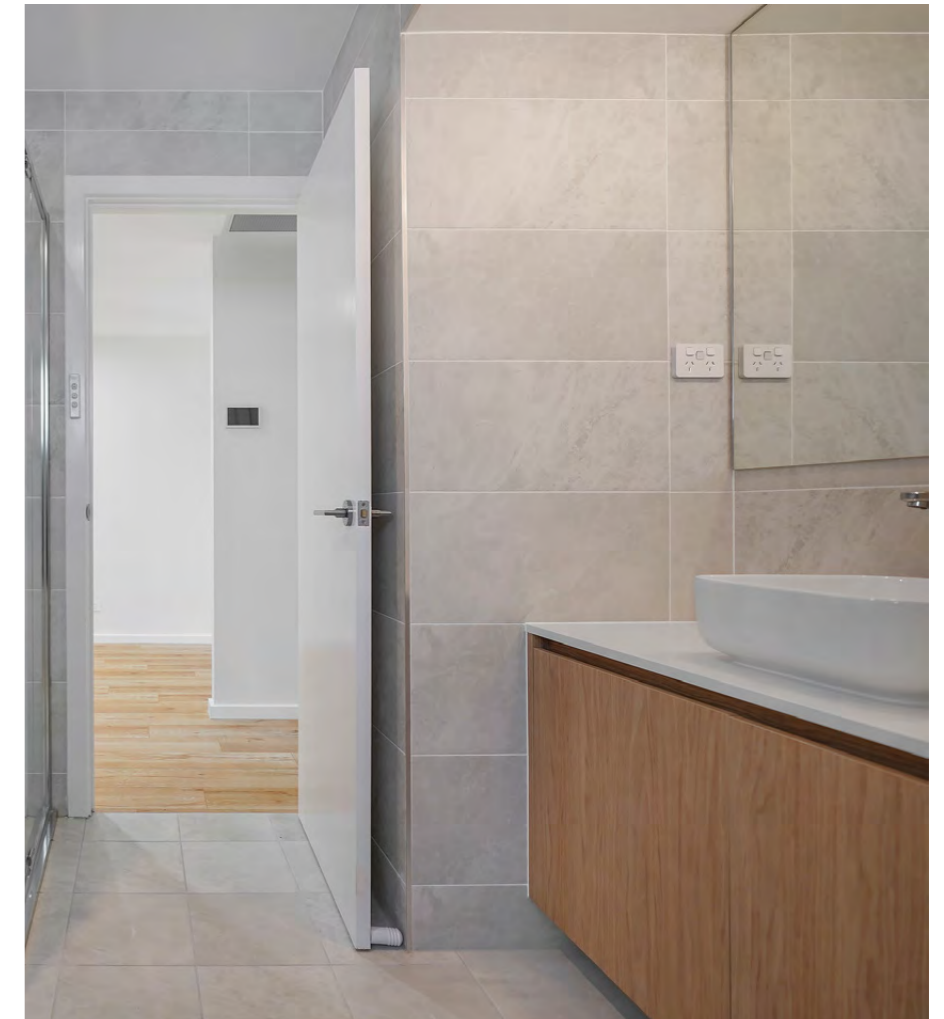
- Laminate Flooring (AC4 12.3mm) throughout Ground Floor and carpet throughout First Floor and stairs (if applicable) - (selected from Clover Homes extensive range - Excludes wet areas)

WALL & FLOOR AREAS - WET AREAS

- Wall & Floor tiles to Wet Areas from Clover Homes extensive range
- Tiling Heights - Bathroom and Ensuite - 2100mm high to shower recess, 500mm over bath, skirting tile to remainder
- Laundry - 300mm high tiling over laundry tub and skirting tiles to remainder.

PAINTING

- Dulux Wash & Wear 3 coat paint system to internal walls, Dulux external paint colours (Up to 2 Colour Choices), 1 internal wall colour, 1 ceiling colour, Dulux Gloss paint to internal doors, skirting and architrave.





Systems

Systems

ELECTRICAL

- Recessed meterbox
- Three phase mains provision ONLY to meterbox
- Earth leakage circuit breaker for lights and power
- 1 light point to each room
- 2 way switch to stairs only (if applicable)
- Double power points (Double GPO) to all rooms including garage
- Power provision (Single GPO) for auto garage door opener
- Power provision (Single GPO) for fridge provision
- Power provision (Single GPO) for dishwasher provision
- Power provision (Single GPO) for microwave provision
- Power provision (Single GPO) for rangehood provision
- 3 in 1 - Two heat combo and exhaust ducted Unit to Main Bathroom and Ensuite
- Ground Floor Powder Room exhaust fan externally ducted
- 1x telephone point
- 1x television point (excludes Antenna)
- External light point to eaves at external doors
- External junction box beside external doors without eaves (for fitting by owner after handover)
- Direct wired smoke detectors with battery back up as required

HOT WATER SYSTEM

- Rinnai (B26N50A) 6 Star continuous 26L gas wall mounted hot water system recessed into wall

GAS CONNECTION

- Gas service connection from front boundary to house, including provision for hot water system, cooktop and internal heating point. (No allowance for extension to mains)

AIR-CONDITIONING

- Daikin ducted air-conditioning with standard inverter and 2 Zones - Size subject to design and layout





Authority Fees and Application Requirements

Authority Fees and Requirements

WH&S

- Scaffolding to perimeter of house (where applicable)
- Safety Rail to perimeter of Roof
- Safety Rail to perimeter of First floor (where applicable)
- Stair Void Protection (where applicable)

COUNCIL/AUTHORITY FEES AND APPLICATION REQUIREMENTS

- Council Development Application fee OR CDC fees
- Home Owners Warranty Insurance
- Construction Certificate Fee
- Occupation Certificate Fee
- Standard Water Authority fee and Sewer Inspections fee
- Long Service Levy fee
- Certifier inspection fee
- Architectural Plans
- Shadow Diagrams
- Waste Management Report
- ABSA Certificate
- BASIX and NatHERS Certificate



