



SILVER PACKAGE

INCLUSION LIST

Exclusive Design
Quality Construction
Personalised Service

www.rojasconstructions.com.au

@ info@rojasconstructions.com.au

📞 0408 414 710 - 0423 739 733

Pre-constructions Services

- Master Builders Association Building Indemnity Insurance
- Structure certified by consulting engineer
- Electrical inspections
- Drainage inspections
- Plumbing inspections
- Surveyed & certified

External Finish

- Double glazing Aluminum sliding doors and windows
- Fly screens on windows and sliding doors
- Erosion & Sediment control as per ACT HDR
- Waste Management as per ACT HDR
- WH&S Compliance as per requirements
- Front door as per plans
- Colorbond roof as per plans
- Fascia and Gutters to match roof colour
- Down pipes to match external walls colour
- Fibre cement eaves painted white
- Front and rear water taps
- Heat pump hot water system 315L
- 2000L or 4000L (Depending on land size) water tank connected to downpipe
- Fold down stand-alone clothesline
- Plain Concrete drive way
- Rendered polystyrene for external walls
- PV Panels, Inverter and DMA allowance \$6,500.00 Inc. GST
- Texture coating finish for external walls (one color throughout)
- Earthworks site cut/fill (excluding rock and trees)
- NOTE this price does not include:
 - 1/2 of Perimeter fencing or gates
 - Blinds and windows fixtures
 - Letter box
 - Retaining walls
 - Landscape
 - Digging on rocks
 - Removal of trees

Internal Finish

- MDF skirting and architrave, style TBA by Owner
- Brass chrome bathroom accessories
- Floor Tile allowance of \$35.00 m²
- Wall tile allowance \$35.00 m²
- Carpet allowance \$35.00 m²
- Hume accent HAG9 hollow doors to all internal areas
- Lever handles to all internal doors
- 3 x coats of paint: ceiling cornices (white), walls (one color throughout)
- Ducted reverse cycle air-conditioning installed with up to 4 zones
- Sliding mirrored door to all wardrobes

Electrical

- 1 x television aerial
- 2 x smoke detectors
- 1 x Sensor light
- Security alarm system 3 sensors and 1 control unit

Porch

- LED down lights
- Floor area concrete

Entry

- LED down lights
- Floor area tiled

Family & Dining

- 2 x Standard white double power point
- LED down lights
- Floor area tiled

Kitchen

- 2 x Standard extra white double power point above bench
- Standard white single power point for each appliance or white goods (Fridge, microwave, dishwasher, canopy hood and cooktop)
- Hardwire connection for 900mm stainless steel electric under bench oven
- LED down lights
- Kitchen designed as per approved plan
- Polytec cabinet doors standard colours
- Two sets of pot drawers (three drawers per set)
- One set of cutlery drawers (4 drawers per set)
- One microwave box
- Brushed aluminum kick boards (150mm high)

Kitchen

- Standard cabinet handles
- 900mm Bosch stainless steel electric under bench oven as per Builder's selections list
- 800mm Bosch Combinable Induction cooktop as per Builder's selections list
- Tiled splash back
- Bench top (20mm thick X 600mm wide Essa stone standard range)
- Island bench top (20mm thick X 800mm wide Essa stone standard range)
- 900mm Bosch stainless steel under mount range hood as per Builder's selections list
- 600mm Bosch stainless steel dishwasher as per Builder's selections list
- Stainless steel double sink with drainer as per Builder's selections list
- Chrome mixer as per Builder's selections list
- Floor area tiled

WIP (If applicable)

- 1 x Standard white double power point
- LED down lights
- Melamine shelving
- White laminate bench top
- Floor area tiled

Study (If applicable)

- LED down lights
- Sliding door as per drawings
- Floor area tiled

Stairway (If applicable)

- LED down lights
- Floor area carpeted

Laundry

- LED down lights
- Standard white double power point for washing machine and dryer
- 35L top mount laundry tub as per Builder's selections list
- White Laminate bench top
- White melamine cabinets
- Standard handles
- Kick boards same as cabinet doors
- Melamine shelving in linen
- White glass sliding doors in linen
- Taps for tub and washing machine
- Standard white double power point above bench
- Floor area tiled
- Tiled splash back

Bathroom

- 1 x 2 in 1 tastic with exhaust fan
- 1 x Standard white double power point
- Single or double bowl vanity unit as per inclusions list
- Semi framed Shower screen as per inclusions list
- 1 x white bath tub as per inclusions list
- 1 x mirror as per inclusions list
- Chrome tap ware
- 1 x shower rail
- 1 x chrome towel rail
- Floor area tiled
- Walls tiled to ceiling

Bedrooms (each)

- 1 x Standard white double power point
- LED down lights
- Sliding mirrored doors on wardrobes
- Laminex shelving, drawers and hanging rail in wardrobe
- Floor area carpeted

Water Closed

- LED down lights
- Chrome toilet roll holder
- White dual flush toilet
- Floor area tiled
- Tiled skirting (150mm high)

Gallery Bedrooms

- LED down lights
- Melamine shelving in storage
- Floor area carpeted

Rumpus (If applicable)

- 2 x Standard white double power point
- LED down lights
- Laminex shelving in linen
- Floor area carpeted

Master Bedroom

- 2 x Standard white double power point
- LED down lights
- Laminex shelving, drawers and hanging rail in WIR
- Sliding door on WIR
- LED down lights
- Floor area carpeted

Ensuite

- 1 x 2 in 1 tastic with exhaust fan
- 1 x Standard white double power point
- Double bowl vanity unit as per plan
- 1 x mirror as per inclusions list
- Semi framed Shower screen as per inclusions list

Ensuite

- Chrome tap ware for shower and hand basin
- White dual flush toilet
- 1 x chrome towel rail
- 1 x shower rail
- Floor area tiled
- Walls tiled to ceiling

Garage

- Automatic double garage door panel lift with two remote controls as per plans
- 1 x standard white double power point
- 2 x fluro lights
- Floor area concreted

Alfresco

- LED down lights
- Standard white double power point
- Floor area concreted



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BUILDER'S SELECTION LIST

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The pictures shown on this Builder's Selection List are indicative and the items may vary according to availability.

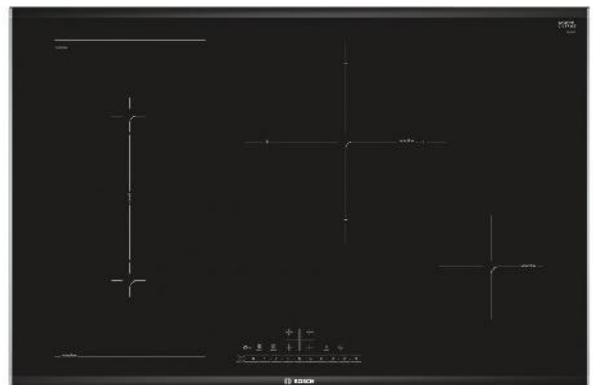
Bosch dishwasher

Stainless steel built-under
SMS50M28AU
11L/Wash
5 programs
Aqua stop plus
14 Place settings
4 star energy rating
5 star water rating



Bosch electric cook top

PBS875FB1E
W75 x D49 x H5.1 cm
5 zones
Touch Control
Child Safety Lock
Glass surface



900mm Bosch Oven

Built-in Oven
HVA541NS0
9 Cooking functions
Retractable rotary control
knobs
Electronic clock/timer (LED
Display)
77litre cavity, triple-glazed door



Smeg under mount range hood

PUM901X-A
900mm Under mount canopy
Maximum extraction 700m³ /hr.
2x3W LED lights



Shower rail

Hand Shower Rail
5 Functions, solid brass rail
with elbow



Toilet paper holder

154*68*113mm

Made of Brass, Chrome finish



Toilet

Soft Close Quick Release Seat

Set Out 95-190 mm

4 Stars



Mirror

Pencil Edge Mirror

No Brackets

Available In:

- Pencil Edge: 750*750*5
- Pencil Edge: 750*900*5



Bath spout

Swivel



Vanity mixer

Fully Square Basin Mixer



Shadow line Vanity

750 VANITY
Wall mounted china top
Soft Closing U shape drawers
750*465*580mm
32mm Overflow



Shadow line Vanity

900 VANITY
Wall mounted china top
Soft Closing U shape drawers
900*465*580mm
32mm Overflow



Semi frameless shower screen



Bathtub

160cm - 170cm



Range of shower mixers

YO2111W Wall Mixer
YO-46W Wall Mixer



Towel rail

Double Towel Rail
600 & 800 mm
Made of Brass, Chrome Finish



Laundry tub

2-tap hole



Square Drain

Square Floor Grate 100mm
Made of Brass, Chrome Finish



Kitchen sink

Under mount Double Bowl Sink
785*445 mm
1 Tap Hole



Sink mixer

Kitchen & Laundry Mixer



LED Down lights



Double Power point



Single Switch with Wall Plate



2 in 1 Tastic



TV and Data socket



Lever door handle chrome



Front door Lever handle chrome



Twin halogen sensor



Aluminum Sliding Doors



Aluminum Awning Windows



Wardrobes Sliding mirrored door

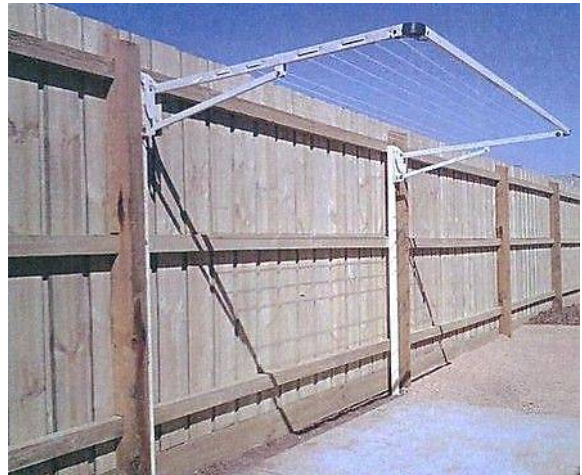


Internal Doors

Hollow door for interiors



Fold down Stand-alone Clothesline





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