

NEZINK BUILDING GROUP

Inclusions Guide

NEW HOMES · JUNE 2026

Administration

Site Analysis & Set Out
Working Drawing Plans
7 Star Energy Rating
Soil Test & Class M Slab Design
Bushfire Attack Level 12.5
Public Liability & Construction Insurance
7 Year Structural Warranty
Colour Selections with Interior Designer

General Site Costs

Temporary Fence
Temporary Crushed Rock Driveway
Site Toilet
Site Skip Bin
Single Phase Underground Power to Meterbox up to 15Lm
NBN Lead in Conduit
Sewer Connection underfloor to connection point up to 10Lm
Water Lead in 15Lm / 20mm Blue line pipe from meter to dwelling
Stormwater discharge up to 15Lm
Gas N/A

Any consumer account opening fees are not included.

Site & Concrete Slab

Site Cut
Concrete Slab Class M Waffle Pod Slab

Slab Design is based off Class M Soil Conditions.

Frames & Trusses

LVL10 & T2 Termite Treated Wall Frames
T2 Termite Treated Roof Trusses
450mm Stud Centers
2550mm Ceiling Height
Shower Ledge Ensuite Shower
Niche Bathroom Shower

Roof

Roof Blanket to Roof
Colorbond Corrugated Roof with Metal Battens
Colorbond Fascia & Quad Slotted Gutter
100 x 50 Colorbond Downpipes
Guard Rail / Fall Protection included
1 x Whirley Bird to match Roof Colour
8k BAL 200 Ventilation to Fascia
3 x Roof Vents

Colour selections from Standard Colorbond Range.

External Lock Up

Porch 450mm Eave sheet with PVC joining strip

Aluminum Windows & Doors

Front Entry Frame Aluminum Frame
Front Door Aluminum Clear Glass Door, 1020mm opening x 2040mm high
Front Door Lock Killara Xtra 4 - Satin Chrome
Double Clear Glazed Windows & Doors in Aluminum Frames from Standard Colorbond Range
Obscure Glass to WC, Bath & Ensuite
All Windows & Doors to have Primed Reveals
Aluminum Flymesh Screens to all openable Windows

If the Energy Rating Report requires additional glazing, this can be priced accordingly.

Plumbing

Hot Water Service Aquamax Electric HWS 250L Single Element 3.6kW
Stormwater System connected to Water Tank, overflow to Legal Point of Discharge
Water Line Connection from Meter to House
Internal Sewer Drain connected into Legal Point of Discharge
Hot & Cold-Water Rough In & Fit Off to Fixtures
3 x External Taps as per plan
1 x Fridge Waterpoint to Kitchen

Electrical

Single Phase Electrical Mains Power run from Electrical Pit to Meter Box on Garage
Includes LED Lighting in all living areas with a generous layout of Double Power Points throughout with 2 x Power points to all Bedrooms
Power Supply to Cooktop, Oven, Rangehood, Heating & Cooling, HWS
TV Antenna mounted to Roof and connected to TV Points

Supply of External Lights & Pendants By Owner.

Data

NBN Box located in the Garage
Data Points x 3

Heating & Cooling

Daikin 16kw Single Phase Electric Ducted Heating & Cooling to whole house, with BRC Controller

Brickwork

Selection from Austral Access and Domain Range
Brick Labour included
Natural Rolled Mortar
Brick Infills above all Windows & Doors as per plans
Brick Lintels as per plans included
Brick Clean included

Insulation

Breathable Sisalation Wrap to External Walls

Ceiling Insulation R6.0 Ceiling Batts to all habitable areas

External Wall Insulation R2.5HD Wall Batts

If the Energy Rating Report requires additional insulation, this can be priced accordingly.

Plaster

Walls & Ceilings 10mm Plasterboard

WR board to Wet Areas (excluding Laundry)

450mm Centre Metal Battens

Square Set Finish throughout the home, 75mm Cornice to Garage

Alfresco WR Board to Ceiling

Portico Ceiling Cement Sheet

Kitchen

Benchtop & Island 20mm Stone Tops, YDL Stone selection from Builders Range

Overheads, Doors & Drawers Laminate with PVC Edge to Seen Edges

Pot Drawers 2 Sets of 3 Drawers

Handles Standard Range selection

Utensil Drawer included

Underbench Bin included

Sink Franz Laxa Bowl– Stainless Steel

Sink Tap Franz Spectra Sink Mixer Gooseneck- Chrome

Appliances

Oven Electrolux 60cm Series Oven

Cooktop Electrolux 60cm Induction Cooktop

Rangehood Electrolux 52cm Integrated Rangehood

Dishwasher Whirlpool 60cm Freestanding Dishwasher

Pantry

Benchtop 34mm Laminate Top, 10mm Radius top & bottom

Overheads Not included

Doors & Drawers Laminate with PVC Edge to Seen Edges

Pot Drawers 1 Set of 4 Drawers

Handles Standard Range selection

Laundry

Benchtop 34mm Laminate Top, 10mm Radius top & bottom

Doors Laminate with PVC Edge to Seen Edges

Handles Standard Range selection

Trough EuroSelect Fresh 35L Insert Utility Trough - Stainless Steel

Trough Tap Franz Spectra Mixer Gooseneck - Chrome

Washing Machine Taps installed inside cupboards

Ensuite

Benchtop 34mm Laminate Top, 10mm Radius top & bottom

Doors & Drawers Laminate with PVC Edge to Seen Edges

Drawers 1 Set of 2 Drawers

Handles Standard Range selection

Vanity Basin Franz Ronnie Countertop Basin - White

Vanity Plug & Washer Pop Up - Chrome

Vanity Tap Franz Spectra Highrise Basin Mixer - Chrome

Mirror Polished Edge, up to 1500mm x 1000mm

Shower Arm & Head Franz Redwood Round Short Combo - Chrome

Shower Mixer Franz Spectra Mixer Trim Kit - Chrome

Showerscreen Standard Framed Showerscreen

Shower Ledge included

Towel Rail Franz Radford Double Towel Rail - Chrome

Showerbase Tiled Showerbase with Tile Centre Shower

Drain

Toilet Essence Tacoma Back to Wall Suite - White

Toilet Roll Holder Franz Radford L Shape - Chrome

Bathroom

Benchtop 34mm Laminate Top, 10mm Radius top & bottom

Doors & Drawers Laminate with PVC Edge to Seen Edges

Drawers 1 Set of 2 Drawers

Handles Standard Range selection

Vanity Basin Essence Florence Semi Inset Square Basin 500 x 420 - White

Vanity Plug & Washer Pop Up - Chrome

Vanity Tap Franz Ronnie Countertop Basin - Chrome

Mirror Polished Edge, up to 1000mm x 1000mm

Bath Franz Ludlow Rectangular Bath - White

Bath Waste / Plug Trade Plug & Washer with Deluxe Plug - Chrome

Bath Spout & Mixer Franz Spectra Wall Basin Mixer and Spout - Chrome

Showerbase Tiled Showerbase with Tile Centre Shower Drain

Shower Arm & Head Franz Redwood Round Short Combo - Chrome

Shower Mixer Franz Spectra Mixer Trim Kit - Chrome

Showerscreen Standard Framed Showerscreen

Shower Niche included

Towel Rail Franz Radford Double Towel Rail - Chrome

WC

Toilet Essence Tacoma Back to Wall Toilet Suite - White

Toilet Roll Holder Franz Radford L Shape - Chrome

Garage Panel Lift Door

Steelline Sectional Garage Panel Lift Door in Slimline or Flatline Profile from Standard Textured Colorbond Range Includes Motor, 2 x Hand Remotes and 1 x Wall Mounted Remote

Brush Seals included

Fix Out

Internal Doors Flush Panel Readicoat Doors 2040mm high
Sliding Robe Doors Flush Panel Readicoat 2040mm high to Bedrooms

Skirting 67 x 18 Single Bevel

Architrave 67 x 18 Single Bevel

Door Furniture Fit Off

Door Handles & Flush Pulls Lockwood Builders Range
Privacy Locks to Bathroom & WC

Shelving

Master WIR Top Shelf, 4 evenly spaced shelves x 2, single hanging rail each side

Bedrooms Top Shelf, 4 evenly spaced shelves, single hanging rail each side

Linen x 2 4 evenly spaced shelves

Waterproofing

Waterproofing to comply with Australian Standards

Painting

Internal Dulux Wash and Wear 3 Coat Paint System

External Dulux Weathershield

Dark colors to internal walls may incur additional costs as walls may need more than three coats.

Tiling

Selection of Builders Standard Tiling Range

Floor Tiling Ensuite, Bathroom, Laundry and W.C

Kitchen Splashback 2000mm x 600mm high

Laundry Splashback 2000mm x 600mm high

Ensuite Floor to Ceiling Tiles, includes Tiled Reveals with Trims to Windows

Ensuite Shower Ledge 1 x 1000mm wide x 1200mm high

Bathroom Internal Shower Walls up to 2000mm high, above Vanity 300mm, External Window Wall tiled 600mm above Bath Hob

Bathroom Shower Niche 1 x 600mm x 400mm high, 1200mm off the ground

Tiled Skirtings to Bathroom where no Floor to Ceiling Tiling

Tiles over 600mm x 600mm, Mosaic, Chevron, Herringbone or 45-degree selections incur extra laying costs.

Vinyl Planks

Selection of Builders Standard Vinyl Plank Range
Includes Floor Prep to Vinyl areas

Carpet & Underlay

Selection of Builders Standard Carpet Range with 9mm Thickness Sprintrend Underlay

Concrete Paving

Crossover 22m² Plain Concrete

Driveway 36m² Plain Concrete

Porch 7m² Plain Concrete

Paths 26m² Plain Concrete

Hot Water Unit & Aircon Concrete Pads in Plain Concrete included

Window Furnishings

Builders Range Blockout Roller Blinds to all Windows and Alfresco Door

Clothesline

Supply & Installation of Foldaline Clothesline

Builders Clean

Internal Clean & Windows included

All builders rubbish and debris removed from site in skip bins

Surplus Soil to be spread on site

**Please Note - Standard Inclusions are current at the time of publication and may change without notice*