




Oak ranges and upgrades inclusions comparison

Specification Level	<i>trend</i> INCLUSIONS	<i>signature</i> INCLUSIONS	<i>luxe</i> INCLUSIONS
Design and Colours	4 Hour professional selections consultation.	6 Hour professional selections consultation.	Professional consultation with interior design consultant. “One to One” projected custom floor plan walk-through.
Facade	Spirit - or - Harmony with Eaves to the portico only.	Spirit classic roofline - or - Harmony with raised portico with sheet infill.	Spirit classic roofline - or - Harmony with raised portico with sheet infill.
Structure Over Openings	Bricks over windows (design specific) with painted LVL over garage door openings.	Bricks over windows (design specific) with steel lintel and brickwork over garage door openings.	Bricks over windows (design specific) with steel lintel and brickwork over garage door openings.
Ceiling Height to Dwelling	2590mm ceiling height to single storey homes. 2590mm ceiling height to ground floor and 2400mm ceiling to first floor of double storey homes.	2590mm ceiling height to single storey homes. 2590mm ceiling height to ground floor and 2590mm ceiling to first floor of double storey homes.	2740mm ceiling height to single storey homes. 2740mm ceiling height to ground floor and 2590mm ceiling to first floor of double storey homes.
Bricks	Gallerie silver range brick selection with natural mortar and rolled finish.	Gallerie gold range brick selection with natural mortar and rolled finish.	Austral or Selkirk platinum brick range up to category 4 with natural mortar and rolled finish.
Roof Material	Colorbond roof with foil sarking.	Colorbond roof with foil sarking.	Colorbond roof with foil sarking.
Colorbond Fascia, Gutters and Downpipes	Included	Included	Included
Garage Door	Sectional with auto controller, 2 remote handsets and wall switch in standard Colorbond colour range.	Sectional with auto controller, 2 remote handsets and wall switch in Colorbond range including includes Colorbond vivid white, coaba, classic cedar, brushed teak, and ashen black oak.	Sectional with auto controller, 2 remote handsets and wall switch in Colorbond range including includes Colorbond vivid white, coaba, classic cedar, brushed teak, and ashen black oak, and decowood timber look range.
Windows, Glazing, Flyscreens, and Roller Blinds	Trend Synergy aluminium frames with single glazed with Low E. Clear glass to living and translucent to bathrooms. Awning style to front elevation. Sliding to the remainder. Block-out roller blinds from Trend range to bedroom windows. Aluminium mesh flyscreens to all opening windows.	Trend Synergy aluminium frames with single glazed with Low E. Clear glass to living and translucent to bathrooms. Awning style to front elevation. Sliding to the remainder. Block-out roller blinds from Signature range are included to all habitable room windows and glass sliding doors (excludes highlight/clerestory and splashback windows). Aluminium mesh flyscreens to all opening windows.	Trend Synergy aluminium frames with single glazed with Low E. Clear glass to living and translucent to bathrooms. Awning style to front elevation. Sliding to the remainder. Block-out roller blinds from Gallerie platinum range are included to all habitable room windows and glass sliding doors (excludes highlight/clerestory and splashback windows). Aluminium mesh flyscreens to all opening windows.

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Entry Door	2340mm high x 920mm wide clear coated Corinthian Blonde Oak entry door.	2340mm high x 920mm wide clear coated Corinthian Blonde Oak entry door.	2340mm high x 1200mm wide pivot hinged and clear coated Corinthian Blonde Oak entry door.
Entry Door Furniture	Trilock Lever Combination entry set to front entry door from Oak Trend product guide.	Trilock Lever Combination entry set OR digital lever combination lock to front entry door from Gallerie gold range inclusions.	Gainsborough Omni 600mm concealed lever bar handle (external) with Enchant or Allure double cylinder Tri-lock (internal) front door entry set OR Gallerie platinum range digital lever lock to front.
Tiles Supply and Installation	Tiles (with trims including to external corners) from Gallerie silver range.	Tiles (with trims including to external corners) from Gallerie gold range.	Tiles (with trims including to external corners) from Gallerie platinum range.
Carpet	Oak Trend range quality carpet.	Oak Signature range quality carpet.	Oak Luxe range quality carpet.
Laminate/Timber Flooring	Oak Trend range laminate flooring to ground floor entry, kitchen, pantry, living zones.	Oak Signature range laminate or hybrid flooring to entry, kitchen, pantry, living zones.	Oak Luxe range engineered timber flooring to entry, kitchen, pantry, living zones.
Staircases	Carpeted MDF with painted MDF Stringer and stud and plaster dwarf wall balustrade with painted MDF capping and painted handrail.	Clear coated solid timber hardwood closed treads, risers, and stringer & clear coated hardwood continuous handrail and newel posts with round stainless steel or matte black aluminium balusters. Alternative choice: of cladding standard MDF treads and risers in selected timber flooring in lieu of hardwood.	Clear coated solid timber hardwood closed treads, risers, and stringer & clear coated hardwood continuous handrail and newel posts with round stainless steel or matte black aluminium balusters. Alternative choice: of cladding standard MDF treads and risers in selected timber flooring in lieu of hardwood.
Cabinets	Gallerie silver range, with choice of designer handles and soft close to cupboards and drawers. Kitchen includes: Option of finger pulls to overhead cabinets. Cutlery drawers (bank of 4) with soft close drawer runners. Microwave provision with GPO. Ensuite (only) include: A drawers nest with soft close runners.	Gallerie gold range, Laminate or Satin Vinyl Wrap doors, with choice of designer handles. Kitchen includes: Option of finger pulls to overhead cabinets. Cutlery drawers (bank of 4) with soft close drawer runners. 4 x pot drawers. Microwave provision with GPO. Ensuite (only) include: A drawers nest with soft close runners.	Gallerie platinum range, Laminate or Satin Vinyl Wrap doors, choice of designer, and coloured melamine shelves where applicable from ATOG Polytech range. Kitchen includes: Option of finger pulls to overhead cabinets. Cutlery drawers (bank of 4) with soft close drawer runners. 4 x pot drawers. Microwave provision with GPO. Ensuite (only) include: A drawers nest with soft close runners.
Benchtops	Gallerie silver range, 20mm Caesarstone to kitchen and Butler's pantry (if optioned), and bathrooms.	Gallerie gold range, 40mm Caesarstone to kitchen and Butler's pantry (if optioned). 20mm Caesarstone tops to bathrooms and laundry.	Gallerie Platinum range 40mm Caesarstone to kitchen and Butler's pantry (if optioned), ensuite, bathroom, laundry & powder.

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Kitchen Splashback	Gallerie silver range, tiled or glass splashback.	Gallerie gold range, tiled or glass splashback.	Gallerie platinum range, tiled or glass splashback.
Kitchen Appliances	Gallerie silver range appliances: Omega all electric 600mm cooking package comprising: Built-in underbench oven, electric cooktop, built-in slide-out rangehood with freestanding dishwasher.	Gallerie gold range appliances: SMEG all electric 900mm cooking package comprising: Choice of 900mm built-in under bench oven or 2 x 60mm built-in under bench ovens, upgrade to an electric induction cooktop, undermounted rangehood with a 60cm freestanding dishwasher.	Gallerie Platinum Range appliances: Fisher & Paykel all electric 900mm cooking package comprising: 900mm built-in under bench oven, electric induction cooktop, undermounted rangehood with a 60cm freestanding dishwasher.
Heating and Hot Water Service	2000-watt fan forced wall panel heaters to each living area. 1000-watt convection wall panel heater to each bedroom. 1 x 200 Lt or 250 Lt (house size specific) electric heat pump water storage unit.	2000-watt fan forced wall panel heaters to each living area. 1000-watt convection wall panel heater to each bedroom. 1 x 250 Lt electric heat pump hot water storage unit.	An allowance of \$20,000 for a zoned electric reverse cycle heating and air conditioning unit is included in the base price. 1 x 320 Lt electric heat pump hot water storage unit.
Air Extraction System	Not included as standard.	Not included as standard.	A Stiebel Eltron VCR 180 MC ducted HRV system extracting damp air from bathrooms and delivering filtered fresh air to living areas and bedrooms (3 x extract and 6 x delivery outlets) is included.
Kitchen and Butler's Pantry Sinks	Gallerie silver range selection.	Gallerie gold range selection, double bowl undermounted kitchen sink.	Gallerie platinum range selection, double bowl undermounted kitchen sink.
Kitchen and Butler's Pantry Sink Mixers	Polished chrome tapware from Gallerie silver range.	Polished chrome or matte black tapware from Gallerie gold range.	Polished chrome or matte black tapware from Gallerie platinum range.
Bathroom/Ensuite/Powder Room Vanity Basins	Fienza Vega range semi-inset white ceramic basins to ensuite and bathroom. Argent EDO with Mode basin wall hung cabinet and basin to powder room.	Fienza Rigel above counter range and Vega semi-inset range white ceramic basins to ensuite, powder room and bathroom. Argent EDO with Mode basin wall hung cabinet and basin to powder room (option).	Villeroy & Boch Architectura round, square, or rectangle surface mounted washbasins with wall mounted mixer tapware.
Bath	Gallerie silver range 1500mm or 1700mm long white acrylic freestanding bath.	Gallerie gold range 1500mm or 1700mm long white acrylic freestanding bath.	Gallerie platinum range 1500mm or 1700mm long white acrylic freestanding bath.

Specification Level			
Shower Bases, Walls, Screens, and Mirrors	<p>900mm x 900mm tiled shower bases with smart tile centre wastes.</p> <p>Semi-framed clear glass chrome shower screen.</p>	<p>1200mm x 900mm shower base and screen is included to the master ensuite. 900mm x 900mm showers are standard to other showers.</p> <p>Semi-framed clear glass chrome shower screen.</p> <p>Full height wall tiling to shower walls up to the bottom edge of the cornice line are included.</p> <p>Tiled niche to showers (up to 600mm wide x 400mm high).</p>	<p>1200mm x 900mm shower base and screen is included to the master ensuite. 900mm x 900mm showers are standard to other showers.</p> <p>Frameless shower screens with clear laminated glazing and chrome or matte black patch fittings.</p> <p>Full height wall tiling to shower walls to the bottom edge of the cornice line.</p> <p>Tiled niche to showers (up to 600mm wide by 400mm high).</p>
Toilets	<p>Gallerie silver range, white wall faced toilet suite with soft close seat.</p>	<p>Gallerie gold range, white wall faced toilet suites with soft close seat.</p>	<p>Gallerie platinum range selections plus Villeroy & Boch Architectura floor-standing close-coupled WC-rimless.</p>
Tapware	<p>Polished chrome tapware from Gallerie silver range. Kitchen mixer, laundry mixer and standard basin mounted mixers. Wall mixers to showers and bath with a fixed bath spout.</p>	<p>Polished chrome or matte black tapware from Gallerie gold range. Kitchen mixer, laundry mixer and standard basin mounted mixers. Wall mixers to showers and bath with a fixed bath spout.</p> <p>1 x twin overhead and hand shower rail unit included is to master ensuite shower.</p>	<p>Polished chrome or matte black tapware from Gallerie platinum range. Kitchen mixer, laundry mixer and standard basin mounted mixers. Wall mixers to showers and bath with a fixed bath spout.</p> <p>1 x twin overhead and hand shower rail unit included is to master ensuite.</p>
Bathroom Accessories	<p>Single towel rails and toilet roll holders to bathroom, powder room and ensuite.</p>	<p>Double towel rails and toilet roll holders to bathroom, powder room and ensuite.</p>	<p>Double towel rails and toilet roll holders to bathroom, powder room and ensuite.</p>
Laundry Tapware	<p>Polished chrome tapware from Gallerie silver range, laundry mixer.</p>	<p>Polished chrome or matt black tapware from Gallerie gold range, laundry mixer.</p>	<p>Polished chrome or matt black tapware from Gallerie platinum range, laundry mixer.</p>
Plaster/Cornices	<p>75mm Scotia cornices throughout.</p>	<p>75mm or 90mm Cove cornices throughout.</p>	<p>75mm or 90mm Cove cornices throughout.</p>
Skirts and Architrave	<p>Single bevelled MDF 67mm x 18mm skirting boards and architraves.</p>	<p>67mm x 18mm single bevel, Lambs tongue or pencil round painted MDF.</p>	<p>Square setting to singles and lower floor of doubles (excludes inside robes and garage)</p>
Shelving	<p>Built-in robes with single white melamine shelf and chrome hanging rail.</p> <p>4 x white melamine evenly spaced shelves to walk in pantry and linen.</p> <p>Single white melamine shelf to broom cupboard.</p>	<p>Built-in robes with single white melamine shelf and chrome hanging rail.</p> <p>Single white melamine shelf and chrome hanging rail to all other built-in robes.</p> <p>4 x white melamine evenly spaced shelves to walk in pantry and linen.</p> <p>Single white melamine shelf to broom cupboard.</p>	<p>Built-in robes with single white melamine shelf and chrome hanging rail.</p> <p>Single white melamine shelf and chrome hanging rail to all other built-in robes.</p> <p>4 x white melamine evenly spaced shelves to walk in pantry and linen.</p> <p>Single white melamine shelf to broom cupboard.</p>

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Internal Doors	2040mm high hinge fitted flush panel doors including linen and broom cupboard. White rubber cushion stops.	Corinthian Deco range 2040mm high hinge fitted flush panel doors including linen and broom cupboard. Chrome pin door stops.	Corinthian Deco range panel doors throughout (2340mm high to single storey homes, 2340mm to ground floor and 2040mm high to first floor of double storey homes).
Door Handles	Metal lever door furniture to room doors, linen, and broom cupboard. Privacy locks to bathroom/s, WC/s and powder room/s.	Metal lever door furniture to room doors, linen, and broom cupboard. Privacy locks to bathroom/s, WC/s and powder room/s.	Chrome or matte black metal lever door furniture to room doors, linen, and broom cupboard. Privacy locks to bathroom/s, WC/s and powder room/s.
Built-in Robe Doors	Built in robes with aluminium framed vinyl sliding door.	Framed mirror sliding door units or painted flush panel doors and quickslide tracks.	Built in robes with aluminium framed mirror sliding door.
Lights, Power Points and Light Switches	LED downlights to all rooms plus Gallerie silver range single and double power points with wall switches. 2 x double LED strip lights.	LED downlights throughout the house. Trader Flat Cat slimline white switch plates and power points. 2 x double LED strip lights.	LED downlights throughout the house. Trader Flat Cat slimline white switch plates and power points. Flatcat or Iconic switches and double power points throughout with single power points to fridge, dishwasher and garage door. 2 x double LED strip lights.
Painting	Haymes Elite low sheen three coat premium paint system to all walls with two coats Haymes Elite ceiling white.	Haymes Elite low sheen three coat premium paint system to all walls with two coats Haymes Elite ceiling white.	Haymes Elite low sheen three coat premium paint system to all walls with two coats Haymes Elite ceiling white.
Cleaning	Standard Builder Clean Up.	Standard Builder Clean Up.	Prestige Move-In Clean.