



MELVIC GROUP

STANDARD

Inclusions

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EXTERNAL

- Brick with the choice of 90 brick colours
- Multiple Choices from 3 ranges of entry door, including stained, painted and 2340mm high.
- Fascia and gutter with the choice of 22 colours
- Designer roof tile with the choice of 11 colours

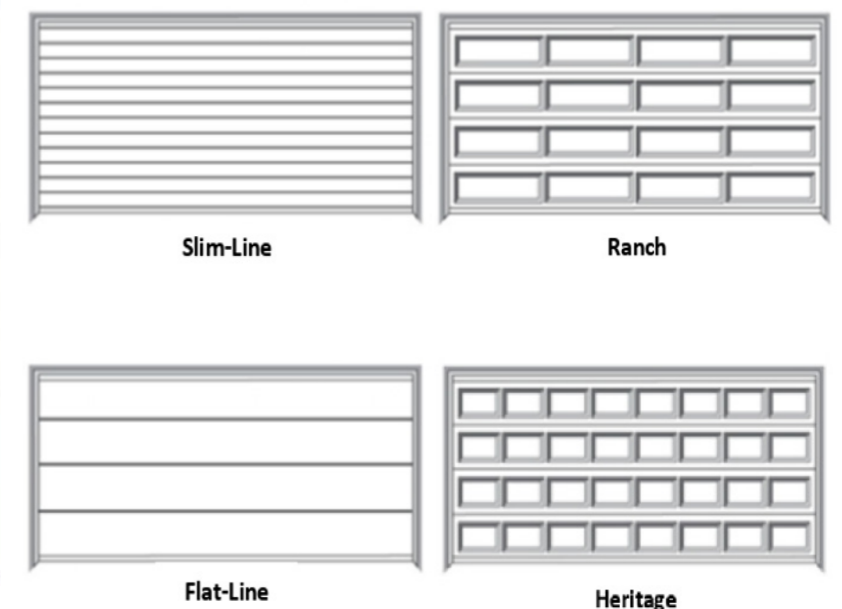
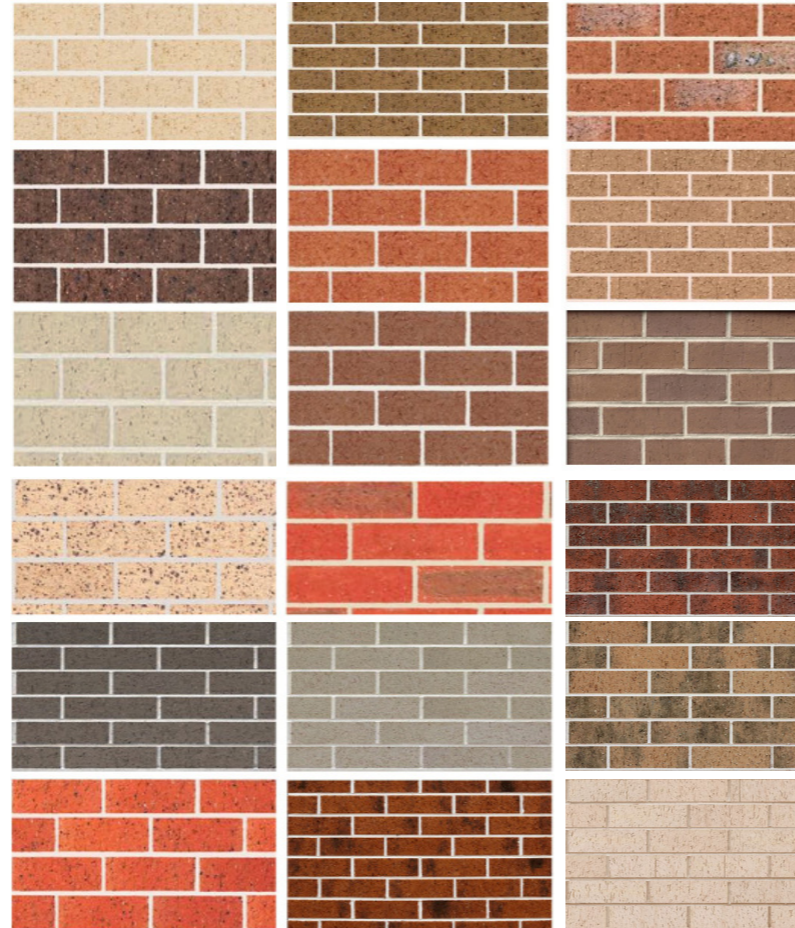
WINDOW

- Single glazed awning window with the choice of 11 colours
- Single glazed awning window to the front facade
- Window locks to all openable windows
- Weather seals to all external windows

GARAGE DOOR

- Sectional overhead door with the choice of 4 profiles & 20 colours
- 4810 x 2150mm high garage door

DESIGNER ROOF TILES COLOURS



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DOORS

- Internal access door: 2040mm high internal doors with the choice of multiple profiles from Motive Range
- Single glazed Aluminium sliding doors with standard keyed deadlock on sliding doors
- Laundry : flushed panel door from category-1



DOOR FURNITURE (Handles)

- Internal doors: Handles Choice of 4 chrome lever
- Passage set to all the internal doors
- Privacy set to all the Bath & Ensuites

ROBES & LINEN

- Melamine Shelf And Chrome Hanging Rails To Robes
- Builder range category-1 robe door to each wardrobe



LAUNDRY

- Porcelain Tiled splashback with multiple colours from category 1
- Laundry trough Stainless steel sink

CEILINGS

- 2550mm nominal ceiling height to all single storey
- 2440mm ceiling height to upper storey in case of double storey homes

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TILES

- Choice over multiple colours in porcelain floor tiles to ensuite, bathroom, powder room & laundry from category 1
- Choice over multiple colours in porcelain wall tiles to ensuite, bathroom, powder room & laundry category 1



PAINT

- 3 coat stain finish (sealer undercoat and top two coats with enamel satin) to entry door
- 3 coats paints (sealer undercoat and two top coats washable low sheen acrylic) one colour throughout house and internal skirting, architraves and internal doors and external doors

CORNICES, SKIRTINGS & ARCHITRAVES

- 75mm cove cornice to whole house (excluding porch and alfresco ceilings)
- 67 X 18mm architraves around windows and doors throughout
- 67 X 18mm skirting throughout the house except wet areas

APPLIANCES

- Technika 600mm cooktop
- Technika 600mm stainless steel built in oven
- Technika 600mm stainless steel rangehood
- Technika 600mm dishwasher

PLUMBING

- Rinnai electric hot water system
- Concealed plumbing
- 2 garden taps

HEATING & COOLING

- Builder range gas ducted heating with 8 ducts in case of single storey and 14 ducts in case of double storey
- Bonaire Gas Heater upto 30 kilo watt

SOLAR PANEL & HOT WATER

- 175 L storage tank with 26 litres continuous gas booster unit with 2 solar panels

ELECTRICAL

- 1 no. Batten holder in each room
- 1 no. Double gpo each in room
- 2 no. Double gpo in kitchen
- 2 no. Batten lights in garage
- 1 no. Gpo for motor in garage
- 1 no. Sensor light in garage
- N.B.N. connection (Standard)
- 1 no. Weatherproof gpo externally
- Smoke detector
- 1 no. Data point (single storey)
- 2 no. Data point (double storey)
- T.v. point
- Telephone point
- exhaust fan in each w.c./ shower area. (only for bath, ensuite and powder)
- Power for gas ducted heating

SITE WORKS & CONNECTIONS

- Waffle pod slab
- Connection to standard sewer and storm water connection points within the building allotment
- Part A and B Termite treatment
- Upto 600mm fall over building area
- Upto 15lm of underground single phase power

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ENTERTAINER'S KITCHEN

- Polytec Laminated cabinetry with the choice of 120 colours with melamine finish
- Soft close hinges to cabinets and soft close Innotech drawer runners
- Kajaria, beaumont and Joshua porcelain Tiled splashback with the choice of multiple colours from category 1
- ECT Global Stainless steel single bowl sink with the choice of one out of three (Under mount and Top mount)

- Single lever kitchen mixer
- 1 gpo for cooktop, rangehood, dishwasher, fridge, oven
- Builder range handles to all cabinets
- 20mm YDL and RHF category-1 stone benchtop for Island and Kitchen with the choice of 19 colours

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ENSUITE - WAKE UP WITH A SMILE

- 20mm YDL and RHF stone benchtop with the choice of 19 colours
- ECT Global basins, bath tubs, toilet suites and tapwares
- 19 choices of basins
- 2 choices of bath tubs
- 2 choices of toilet suites
- 21 choices of tapwares
- 4mm edge mirror over vanity

- 1800 mm high semi frameless shower screen to ensuite
- Builder range stone to bath single vanity
- Builder range stone to ensuite double vanity
- Builder range cabinet to bath single vanity
- Builder range handles to all vanities
- 2 showers selected out of the choice of 7 showers



STANDARD TERMS

We prepare the documents to achieve the required Council approval to perform the work at block of land, we seek these professionals: Engineers, Building Surveyors and other related parties/agencies to give us the total solution in the form of a building permit to go to the site.

Standard terms consist the items are:

- 1. Building Permit :** If you are building, renovating or changing the way you use your property, we require a planning permit and a building permit from the council.
- 2. Engineering:** Engineering drafts or technical drawings communicate ideas that are expected to be transformed into products. These ideas are translated into blueprints that are used for construction.
- 3. Property Service Information (PSI):** Property service information is related to other different documents that explains identification details of property provided an identification number to the owner. Docs. Property information request (PIR), Bushfire Certificate, LPOD certificate Storm water Legal Point of Discharge. Planning Information Certificate Zone wise, Sewer Documents related to Water Authority, Title Certificate.
- 4. Soil Reports/Survey :** A soils report is the summary of a geotechnical investigation - an analysis of soil conditions at the site of a proposed building, which is provided by the surveyor .
- 5. Re Establishment survey :** The Survey Determine the location of the title boundaries relative to existing occupation surrounding the site.
- 6. Feature Survey:** A Feature Survey is an official document that provides mapping of your property with the contours of the land and any significant features.
- 7. Energy Report:** Energy report specify the what energy level we required for the house or what type of insulation we required for the house.
- 8. Asset Protection:** Asset protection is a proactive set of safeguards and strategies to protect public property against damage due to building work.
- 9. PIC:** There is number which is getting allocated to the plumber or drainer to connect our drainage system to sewer. We need to take the PIC prior performing any drainage work at site. The Plumbing Industry Commission is a statutory authority that oversees the plumbing control system. This includes enforcing the use of approved plumbing products by plumbing practitioners.



Thanks
Melvic Group

www.melvicgroup.com.au

All pictures are used in the brochure only for Inclusion purpose