



Ardour Premium Expressions.

A guide to the steps toward building your dream home.



**Davidson
Building
Group**





Inclusions – Updated 14/05/2025

Preliminary

- Soil report
- Feature survey
- Property Information
- Structural engineer's design (up to N2 wind rating)
- Colour Consultation
- Energy Rating Report
- Working drawings
- Application for developer approval if required
- Builder's Warranty Insurance
- Home Warranty, Public Liability & Construction Insurance
- Building permit

Services & Connections

- Sewer and stormwater connections (up to 1500mm depth)
- Natural gas provision (where applicable) to front wall (Meter & Service Connection by Client / Authority)
- Single phase underground power connection (up to 10 lineal meters from authority's electricity pit to meter box)
- hone / NBN conduit installed to mains power trench. (Phone or NBN connection by client after handover)
- Dry water tapping connection and meter assembly Note: Services are connected to connection points already provided by the relevant authorities within the property boundary.

Local Government & OH&S

- Temporary site fencing to front boundary
- Rubbish and environmental controls to meet Occupational Health and Safety requirements.

7-Star Energy Efficiency

- 7 Star NatHERS rated and SEAV Energy Efficiency report
- R4.0 insulation batts to ceilings of residence
- R2.5 insulation batts to external walls of residence
- R2.0 insulation batts to internal Garage wall adjoining residence
- R2.0 insulation batts to first floor posi's over Garage
- Emerald 320L Heat Pump hot water system
- Reflective sisalation paper to external walls Note: Subject to final Energy Report.

Foundations & Site Preparations

- Site Cut / Fill up to 300mm of site fall
- Concrete waffle pod slab (M Class)
- Termite protection to authority's requirements

Framing

- Minimum MGP10 grade structural timber members
- Engineer designed timber roof & posi trusses (where applicable)
- 2700mm high ceilings to single-storey homes.
- 2700mm (ground floor) and 2550mm (first floor) high ceilings to double storey homes.

Façade & Roof Coverings

- Austral or Selkirk bricks with natural coloured mortar
- Bristle concrete roof tiles
- Colorbond fascia, gutters, and downpipes. www.colorbond.com
- Rendered light weight cladding to first floor of double story homes
- Brickwork above all windows and doors (up to 2.7m wide) and Garage Panel Lift door to walls with brick cladding.
- 450mm wide painted eaves to front elevation of single-storey homes and to first floor perimeter of double-storey homes.

External Doors & Windows

- Powder-coated aluminum-framed full-sash awning windows to front elevation
- Powder coated aluminum framed sliding windows and doors to side and rear elevations MCG windows.
- Double-glazed clear glass to Bedrooms and Living Area windows.
- Double glazed clear glass to Sliding doors and remaining windows.
- Obscure glazing to Bathroom, Ensuite, Powder Room and WC (where applicable)
- Flyscreens to windows with fiberglass mesh
- Corinthian Madison painted entry door
- Painted Duracote hinged door to rear of Garage (where applicable)
- Painted timber door frame to hinged doors of house and garage Sectional Panel lift door to front Garage door opening with remote control door opener. 2 x remotes & wall bracket
- Colorbond roller door to rear of Garage (where applicable)

Joinery & Benchtops

- Stone Ambassador 20mm reconstituted stone benchtops with polished square edge to Kitchen, Bathroom, Ensuite & Laundry joinery. <https://stoneambassador.com.au>
- Base cabinets and overhead cupboards to Kitchen
- Vanity units to Bathroom and Ensuite
- Base cabinets to Laundry
- Polytech flush panel finish to door faces and seen panels of joinery www.polytec.com.au
- White melamine finish to cabinetry carcass
- Shadow line below kitchen benchtops

- 4 x white melamine shelves to Walk In Pantry
- 1 x bank of 2 deep drawers
- 1 x cutlery drawer bank with 4 draws
- Selection of cabinetry handles
- Soft closing drawers and doors
- Integrated bin

Sanitary & Tapware

- A selection of Fienza & Phoenix Sanitary and Tapware
- Double bowl stainless steel inset sink with sink mixer to Kitchen
- Ceramic white inset basin with mixer to vanities
- 3 function shower head on rail with wall mixer to showers
- Acrylic bathtub in tiled hob with wall mixer and spout
- 45 litre stainless steel trough with sink mixer
- Vitreous China wall faced toilet suite with soft close seat
- Washing Machine Stops

Electrical

- Double power points throughout
- LED downlights to Porch, Entry, Front Hallway, Kitchen, Meals Area, Living Areas, Main Bedroom and Ensuite.
- 1200w LED light to garage
- Single wall mounted flood light to Laundry external wall
- Self-sealing externally vented exhaust fans to Bathroom and Ensuite showers
- RCD safety switch
- Hard wired smoke detectors to authority requirements.
- 1 X TV and data or phone point to Living area(s) and main bedroom

Shower Screens & Mirrors

- Semi frameless shower screen with pivot door
- Tiled walk-in shower base with chrome plated square grate
- Polished edge mirrors to full width of vanity

Appliances

- Smeg Stainless Steel Appliances
- 900mm Classic Freestanding Gas/ Electric Cooker
- 900mm Wall mounted canopy rangehood
- Freestanding Dishwasher www.Smeg.com
- Ducted reverse cycle heating job specific.
- 600mm wall oven

Internal Fix

- 10mm Recessed edge plasterboard to walls and ceilings.
- 6mm Villaboard to Bathroom and Ensuite
- 10mm Weather resistant plasterboard to remaining wet areas as required.
- 75mm cove cornice
- 67x18mm MDF architraves and skirtings
- 2040mm high (up to 870mm wide) painted readicote flush panel internal passage doors
- 2100mm high sliding robe doors with vinyl inserts to built-in wardrobes
- Single white melamine shelf to robes with chrome hanging rod beneath

- Single white melamine shelf to broom cupboard (where applicable)
- 4 white melamine shelves to linen
- 1 x 2 white melamine shelf/ drawer tower.

Door Furniture & Accessories

- Gainsborough Trilock to Entry door
- Gainsborough G4 Terrace Entrance Set to external hinged doors and access doors from Garage into house
- Gainsborough G2 range of internal door furniture
- Privacy sets to WC's and bathrooms
- Gainsborough rectangular profile flush pulls (where applicable)
- Chrome hinges, latches, and striker plates to hinged doors
- Chrome plated towel rails, robe hook and toilet roll holders
- Satin chrome door stops with rubber end
- Anodised silver automatic door seals as per energy report

Internal Stairs (where applicable)

- Carpeted MDF stair with painted stringers, timber handrail and wrought iron balusters (where applicable)

Paint

- Haymes "New Life" Ceiling finish to all ceilings
- Haymes "New Life" Interior Wall finish - low sheen finish to all internal walls
- Haymes "New Life" Enamel – satin finish to internal woodwork and doors
- Haymes Exterior Matt Solashield to eaves and soffits
- 3 coat paint system included to internal walls and woodwork – 2 coats to other areas. www.haymespaint.com.au

Tiling

- Selection of Ceramic or Porcelain floor and wall tiles to wet areas (size from 200x200mm up to 450x450mm)
- Tiled splash back to kitchen walls above benchtops (size from 100x300mm up to 450x450mm)
- Tiled Niches to shower and ensuite (up to 400 x 600mm)
- 100mm tiled skirts in wet areas.

Floor Coverings

- Timber laminate floating floor with quad finish to Entry, Front and Rear Hallways, Kitchen, and Meal's area. (up to Category 3)
- Quality carpet and underlay to Bedrooms, including robes, and Living areas (up to Category 3)

Exclusions

- Planning permits (if required by council)
- Asset protection and Community Infrastructure Levy
- Report and consent (if required by Council)
- Electrical items not shown on standard electrical plan
- Timber decking
- Retaining walls
- Front, perimeter, and internal fencing
- Landscaping, Driveways, Paths & Paving



Any Questions?

(03) 8560 0300

sales@davidsonbuildinggroup.com

www.davidsonbuildinggroup.com

25-27 Turner Street,
Berwick, VIC 3086.



**Davidson
Building
Group**

Intuitive Design.
Tailored Experience.