

GREEN HOMES



Inclusions



SMARTER INCLUSIONS FOR BETTER LIVING

Every Green Home has been carefully designed and specified to deliver lower energy bills, long-term comfort, and a reduced environmental footprint.

A solar-passive design approach, combined with exceptional insulation levels and double-glazed windows, helps maintain stable indoor temperatures while minimising reliance on heating and cooling. High-quality construction methods and energy-efficient appliances

further enhance performance, durability, and everyday livability. Every inclusion has been selected for its contribution to efficiency, sustainability, and lasting value.

The following inclusions list outline the quality materials, systems, and finishes that make this home both environmentally responsible and economical to live in.

**FUTURE
READY**



COMPREHENSIVE INCLUSIONS

Free consultation to ensure you have a design that fits your block with the aim to achieve an energy neutral, carbon free home (Solar passive design)

Optimal Thermal mass with insulated slab/footings

Draft proofing to external envelope

Slab to frame sealing for air tightness

Thermally broken timber frame construction

Window are high performance double glazed to ensure energy efficiency

Eaves widths that are designed specifically to each home to enhance livability

All designs are 7+ star NatHERS, with higher ratings frequently achieved

Insulation to all internal and external walls and ceilings



EXTERNAL INCLUSIONS

ROOFING	Colorbond roof, fascia and guttering
	Roof sarking added to improve insulation
WINDOWS & SLIDING DOORS	Aluminium double glazed, windows and sliding doors
	Keyed windows and door locks
	Durable fibreglass mesh flyscreens fitted to all windows and glazed sliding doors
SLAB	Concrete Slab – Engineer-designed waffle pod slab with reinforced footings for structural stability
EAVES	Subject to individual design and orientation
GARAGE	Sectional panel lift doors, with electric motor and two remote controls
OUTDOOR AREAS	Tiled alfresco, front porch, and second storey balcony if applicable
EXTERNAL DOORS	Entry – Hume door with paint finish and Gainsborough Trilock Lianna handle
	Remainder – solid doors
	External doors keyed alike with weather seals
RAINWATER TANK	External water tank to meet specific Basix requirements
FINISHINGS	External Taps – 2 per house
SERVICES CONNECTIONS	Single phase power connection to standard setback
	Single water connection to standard setback
	Storm water connection to standard setback
	Sewer connection within property boundary to standard allowance

INTERNAL INCLUSIONS

CEILING	Square set finish to walls and ceiling
INTERNAL DOORS	2040mm high standard internal hollow core doors throughout
	Privacy sets to bathroom, ensuite and separate toilet as per plan
	Gainsborough builder range door hardware
WATERPROOFING	Wet areas waterproofed to Australian Standard
INTERNAL LINING	10mm plasterboard to walls and ceilings
	Moisture resistant plasterboard to wet areas
INSULATION	R6.0 to ceiling
	R2.5 to external walls
	R2.0 to all internal walls
ROBES & LINEN	Walk-In Robes – fitted with white melamine shelving and hanging rails (design specific)
	Bedroom robes with one melamine top shelf and hanging rail
	Linen cupboard with four white fixed melamine shelves
FLOOR COVERING	Hybrid Flooring to ground floor kitchen, dining and living areas
	Carpet to all bedrooms including main staircase and first floor living, circulation and non-wet areas
INTERNAL PAINTING	Paint – 3-coat low VOC paint system
	Walls, ceilings and skirtings with single colour choice of each
STUDY	Study or Study Nook (if in plan) – built-in desk

KITCHEN

BENCHTOPS	Stone – 20mm YDL builder range stone
CABINETRY	Square-edge melamine laminate finish to all doors, drawer fronts, and end panels
	Soft-close to cupboard doors and drawers
SPLASHBACK	Splashback to kitchen area
HANDLES	Designer handles
SINK	Quality double bowl inset sink
TAPWARE	Gooseneck sink mixer

KITCHEN APPLIANCES

OVEN	Fisher & Paykel – 600mm contemporary oven
COOKTOP	Fisher & Paykel – 600mm electric cooktop
RANGEHOOD	Fisher & Paykel – 600mm undermount rangehood
DISHWASHER	Fisher & Paykel – 600mm contemporary freestanding dishwasher

BATHROOMS

VANITY UNITS	Wall mounted vanity units with round vanity basin and 20mm stone benchtop
	Soft-close to cupboard doors and drawers
MIRRORS	Polished edge mirrors
BATHTUB	Acrylic bath in white
SHOWER SCREENS	Semi-frameless shower screens with safety glass
TOILET SUITES	Wells 4 star back-to-wall easy height uni Inlet toilet suites with soft close seats
TAPWARE	Mixer taps in chrome to sink and vanity units
	Shower rail to ensuite and main bathroom – chrome
ACCESSIBILITY	Step-free design on single storey or lower levels where possible

LAUNDRY

BENCHTOPS	Stone – 20mm YDL builder range stone
CABINETRY	Square edge melamine laminated finish to doors, drawer fronts and end panels
SPLASHBACK	Tiled splashback to laundry area
HANDLES	Designer handles
SINK	Single bowl universal sink
TAPWARE	Gooseneck sink mixer

ELECTRICAL

AIR CONDITIONING	3-zone ducted air conditioning system
HEAT PUMP	Energy-efficient heat pump hot water system
LIGHT FIXTURES	LED light fixtures throughout home
POWER POINTS	Sealed external wall power points
	White double power points throughout, single points for kitchen appliances
SMOKE DETECTOR	Hardwired smoke detector as per Australian Standards
EXHAUST FANS	Exhaust fan to bathroom, laundry and toilets as required
TV POINTS	TV points in lounge and media rooms
CEILING FANS	Ceiling fans to living areas and bedrooms
METER BOX	Single phase meter box including circuit breakers

Please note: Inclusions may vary and will be confirmed in the final building contract.



ENERGY SAVER PACKAGE UPGRADE

Step into smarter living with the Energy Advantage Package, a premium selection of features designed to optimise your home's energy performance and future-proof your lifestyle.

This upgrade builds on our already energy-efficient inclusions by adding next-level innovations in home power, comfort, and convenience.



SOLAR ENERGY SYSTEM WITH BATTERY STORAGE

Lower your energy bills and gain greater energy independence by generating and storing your own clean power.



EV CAR CHARGER

Enjoy the convenience of fast, at-home charging for your electric vehicle, ready when you are.



INSULATED PANEL LIFT GARAGE DOOR

Improve your home's thermal efficiency by reducing heat loss and enhancing year-round comfort.

ENERGY OPTIMISED

SMARTER HOME UPGRADE

Upgrade your home with our Smart Home Package, featuring smart automation technology. Enjoy seamless control of your lighting, fans, and more from your smart device.

Whole-of-home or room-by-room options available to suit your needs and budget. Smart living made simple, efficient, and future-ready.

SMARTER LIVING STARTS HERE

Your Green Home is more than a place to live, it's a smarter way to build for the future. We're here to help you create a home that delivers better comfort, efficiency, and long-term value from the ground up.

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