



BLACK EDITION PACKAGE

INCLUSION LIST

Exclusive Design
Quality Construction
Personalised Service

www.rojasconstructions.com.au

@ info@rojasconstructions.com.au

📞 0408 414 710 - 0423 739 733

Pre-construction Services

- Master Builders Association Building Indemnity Insurance
- Structure certified by consulting engineer
- Electrical inspections
- Drainage inspections
- Plumbing inspections
- Surveyed & certified

External Finish

- Standard double glazed Aluminum sliding doors and windows as per plans
- Fly screens on windows and sliding doors
- Erosion & Sediment control as per ACT HDR
- Waste Management as per ACT HDR
- WH&S Compliance as per requirements
- Front door as per plans
- Colorbond roof
- Fascia and Gutters to match roof colour
- Down pipes to match external walls colour
- Fibre cement eaves painted white
- Front and rear water taps
- Heat pump hot water system 315L
- 2000L water tank connected to downpipe
- Fold down stand-alone clothesline
- Plain Concrete driveway
- Rendered polystyrene for external walls
- PV Panels, Inverter and DMA allowance \$6,500.00 Inc. GST
- Texture coating finish for external walls
- Earthworks site cut/fill (excluding rock and trees)
- NOTE this price does not include:
 - ½ of Perimeter fencing or gates
 - Blinds and windows fixtures
 - Landscape

Internal Finish

- Skirting and architrave, style TBA by Owner
- Mate Black bathroom accessories
- Floor Tile allowance of \$45.00 m²
- Wall tile allowance \$45.00 m²
- Carpet allowance \$45.00 m²
- Hume accent HAG9 hollow doors to all internal areas
- Lever handles to all internal doors
- 3 x coats of paint: ceiling cornices (white), walls (one color throughout)
- Ducted reverse cycle air-conditioning installed with up to 4 zones
- Sliding mirrored door to all wardrobes

Electrical

- 1 x television aerial
- 1 x Tv and Data point
- 2 x smoke detectors
- 1 x Sensor light
- Security alarm system 3 sensors and 1 control unit

Porch

- 1 x LED down lights
- Floor area concrete

Entry

- 3 x LED down lights
- Timber Flooring

Family & Dining

- 2 x Standard white double power point
- 10 x LED down lights
- Timber Flooring

Kitchen

- 2 x Standard extra white double power point above bench
- Standard white single power point for each appliance or white goods (Fridge, microwave, dishwasher, canopy hood and cooktop)
- Hardwire connection for 900mm stainless steel electric under bench oven
- 3 x LED down lights
- Kitchen designed as per approved plan
- Polytec cabinet doors standard colours
- Two sets of pot drawers (three drawers per set)
- One set of cutlery drawers (4 drawers per set)
- One microwave box
- Brushed aluminum kickboards (150mm high)

Kitchen

- Standard cabinet handles
- 900mm Bosch stainless steel electric under bench oven as per Builder's selections list
- 750mm Bosch combinable Induction cooktop as per Builder's selections list
- Tiled splash back
- Bench top (20mm thick X 600mm wide Essa stone standard range)
- Island bench top (20mm thick X 800mm wide Essa stone standard range)
- 900mm Smeg Under Mount Range Hood as per Builder's selections list
- 600mm Bosch stainless steel dishwasher as per Builder's selections list
- Matt black finish under mount double sink as per Builder's selections list
- Matt black finish as per Builder's selections list
- Floor Timber Flooring

WIP

- 1 x Standard white double power point
- 1 x LED down lights
- Melamine shelving
- White laminate bench top
- Floor Timber Flooring

Laundry

- 2 x LED down lights
- Standard white double power point for washing machine and dryer
- 35L top mount laundry tub as per Builder's selections list
- 20mm x 600mm Essa stone standard range bench top
- White melamine cabinets
- Standard handles
- Kick boards same as cabinet doors
- Melamine shelving in linen
- White glass sliding doors in linen
- Taps for tub and washing machine
- 1 x Standard white double power point above bench
- Floor area tiled
- Tiled splash back

Bathroom

- 1 x 2 in 1 tastic with exhaust fan
- 1 x Standard white double power point
- Single bowl vanity unit as per inclusions list
- Semi Matt black finish framed Shower screen as per inclusions list
- 1 x white bathtub as per inclusions list
- 1 x mirror as per inclusions list
- Matt black finish tap ware
- 1 x shower rail
- 1 x Matt black finish towel rail
- Floor area tiled
- Walls tiled to ceiling

Master Bedroom

- 4 x Standard white double power point
- 2 x LED down lights
- Laminex shelving, drawers and hanging rail in WIR
- Sliding door on WIR
- Floor area carpeted

Bedrooms (2,3,4)

- 2 x Standard white double power point
- 2 x LED down lights
- Sliding mirrored doors on wardrobes
- Laminex shelving, drawers and hanging rail in wardrobe
- Floor area carpeted

Ensuite

- 1 x 2 in 1 tastic with exhaust fan
- 1 x Standard white double power point
- Single bowl vanity unit as per plan
- 1 x mirror as per inclusions list
- Semi Matt black finish framed Shower screen as per inclusions list

Garage

- Automatic double garage door panel lift with two remote controls as per plans
- 1 x standard white double power point
- 2 x fluor lights
- Floor area concreted

Alfresco

- 2 x LED down lights
- 1 x Standard white double power point
- Floor area concreted



SILVER EDITION
BLACK EDITION PACKAGE

BUILDER'S SELECTION LIST

Exclusive Design
Quality Construction
Personalised Service

www.rojasconstructions.com.au

The pictures shown on this Builder's Selection List are indicative and the items may vary according to availability.

Bosch dishwasher

Stainless steel built-under
SMS50M28AU
11L/Wash
5 programs
Aqua stop plus
14 Place settings
4 star energy rating
5 star water rating



Bosch electric cook top

PBS875FB1E
W75 x D49 x H5.1 cm
5 zones
Touch Control
Child Safety Lock
Glass surface



900mm Bosch Oven

Built-in Oven
VBC5540S0
7 Heating Methods
Pop out control knobs
Rapid heating up
Child proof lock
85 litre capacity, triple-glazed door



Smeg under mount range hood

PUM901X-A
900mm Under mount canopy
Maximum extraction 700m³ /hr.
2x3W LED lights



Shower rail

Hand Shower Rail
Solid brass construction, Matt black
finish (Electroplated)



Toilet paper holder

175 x 72 x 20mm
Made of solid brass, matt black finished



Toilet

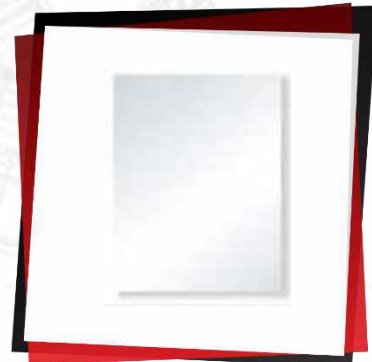
Soft Close Quick Release Seat
Set Out 100 - 180 mm
Dual flush
4 Stars



Mirror

Pencil Edge Mirror
No Brackets
Available In:

- Pencil Edge: 750*750*5
- Pencil Edge: 750*900*5



Bath spout

BL539



Vanity mixer

Fully Square Basin Mixer



Shadow line Vanity

900 VANITY
Wall mounted china top
900 x 465 x 590mm32mm



Shadow line Vanity

600 VANITY
Wall mounted china top
600*465*590mm
32mm



Semi frameless shower screen



Bathtub

160cm - 170cm



Range of shower mixers

BL61W Wall Mixer



Towel rail

Double Towel Rail

600

Made of Brass, matt black finished



Laundry tub

Square Matt Finish drop in /
undermount sink /Laundry Tub



Tile Insert Floor Grate

Square Floor Grate 100mm



Kitchen sink

Under mount Double Bowl Sink
755*445 mm
1 Tap Hole



Sink mixer

Kitchen & Laundry Mixer



LED Down lights



Double Power point



Single Switch with Wall Plate



2 in 1 Tastic



TV and Data socket



Lever door handle chrome



**Front door
Lever handle chrome**



Twin halogen sensor



Aluminum Sliding Doors



Aluminum Awning Windows

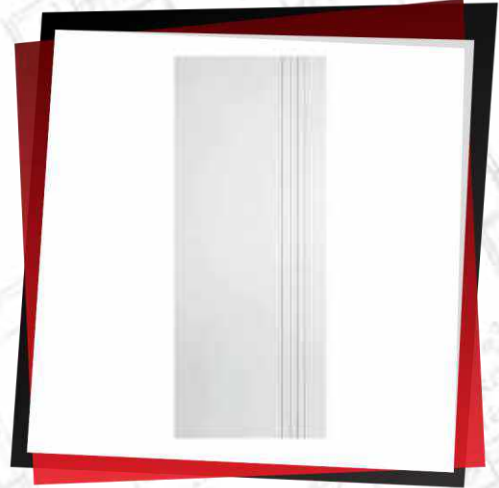


Wardrobes Sliding mirrored door



Internal Doors

Hollow door for interiors



Fold down Stand-alone Clothesline





www.rojasconstructions.com.au



info@rojasconstructions.com.au



0408 414 710 - 0423 739 733