



standard inclusions

Designed for the way Tasmanians live

A home is more than materials and finishes. It's something you've imagined, planned and worked towards for years. It's where everyday moments happen, and where life unfolds.

At Creative Homes Tasmania, we understand what your home represents. That's why every home begins with a strong foundation, then evolves through your choices, your style and the way you want to live.

More choice. More flexibility. More you.

There's nothing ordinary about what's included in a Creative Home.

Our inclusions are designed to give you a quality starting point, with the freedom to personalise along the way. From your first selections appointment through to final styling, our team will guide you through the process with clarity and confidence.

Quality comes standard

Every Creative Home is built with high-quality inclusions, selected for their performance, durability and style.

- Westinghouse kitchen appliances
- Minimum 6-star energy rating
- Tiles to all wet areas
- Carpet to bedrooms, living, dining and entry
- Custom-designed joinery
- Keyless digital entry set to front door
- R2.0 insulation to external walls and R4.0 to ceilings
- 90-day maintenance program after handover

Everything taken care of

Beyond the finishes, we've included the essential planning, approvals and technical requirements needed to bring your home to life, so you can move forward with confidence.

**All listed inclusions are current as at the time of issue but are subject to change within commercial requirements. Final inclusions are also subject to overall house design.*

General

	All construction to National, State and Local Government requirements
	Wind classification and BAL rating
	Detailed working drawings including two drafts and a final plan
	Detailed specifications
	Personal colour consultant service to guide you through the materials and colours selection process and choices
	Public liability and construction insurance
	Building permit (house related)
	Engineer's slab design and computations
	Energy assessment report
	HIA building contract - 6 year warranty as per the Housing Indemnity Act 1992 and Residential Consumer Guide
	Site soil investigation report by a geotechnical engineer
	Development and building application fees
	Drainage design and installation
	Site contour survey by a registered surveyor
	Tas Water authority application fees
	Creative Homes Tasmania is a proud member of the HIA and MBA

Services

Water	Up to 20 metres from water meter to house. Two garden taps (front and rear)
Power	Single phase underground power up to 20 metres from supply point
Sewer	Underfloor plus a total run of 20 metres outside slab edge to discharge point
Stormwater	Connection of downpipes and surface drains as one system in 90mm stormwater pipe to LPOD within 20 metres of the house
Communication	Wiring within house as per electrical plan. Owner to organise connection from street with authority provider

Structural

Wind category	Minimum to suit Class N2/N3 - non cyclonic
Framing	Timber frames and roof trusses to comply with AS1684 Residential Standard Timber Framing Code

Foundations

Base construction	"M" class foundation, raft or waffle slab / pier and timber floor system – as to engineer's design
Concrete pump	Included for slab/footings on a standard block
Site fall	Excavation, cut and fill up to 300mm over house area

Roofing & Fascia

Roofing	Colorbond corrugated iron roof at 22.5 degree pitch
Sarking under roof (only if applicable)	Reflective foil sisalation paper
Fascia	Colorbond steel 190mm fascia

Gutters & Downpipes

Guttering	Colorbond quad gutter
Downpipes	UPVC 90mm downpipes
Eaves	450mm as per plans where shown

Heating & Cooling

Fujitsu	6.5kW (heat cycle) reverse cycle heat pump
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Roof Height & Roof Access

Nominal height	2400mm (8 ft)
Roof access	550mm x 550mm

Garage

Ceilings	Plasterboard
Walls	Brick veneer or nominated cladding, lined with 10mm plasterboard and primed skirting where indicated
Garage door (subject to design)	Panel lift in standard Colorbond colours with 2 remote controls
External access door	Flush panel with entry set
Internal access door	Flush panel with passage set

Internal linings

Walls	Plasterboard with 10mm water resistant board to wet areas
Ceilings	Plasterboard with battens to ceilings
Door jambs	Primed pine
Architraves	67mm high x 18mm thick primed MDF from builders' range
Skirtings	67mm high x 18mm thick primed MDF from builders' range
Cornice	Square set in all rooms

Insulation

Ceilings	R4.0 ceiling batts
External walls	R2.0 wall batts with Enviroseal wrap
Underfloor	R2.0 N/A if slab

Windows

Awnings	Aluminium double glazed - select from the CH Builders Range
Keylocks	To all windows and sliding doors

Floor & Skirting Tiles

Wet areas	Kitchen, bathroom, laundry, WC and ensuite from CH Standard Builders Range
NOTE	Skirting tiles to match floor tiles 100mm high

External Cladding & Lining

Brick veneer	Bricks from standard CH Builders Range with natural mortar joints with vents
Lining	Cement sheet to eaves, portico and alfresco where shown on plans
Cladding	As per CH Builders Range

Wall Tiling

Bathroom	Shower wall tiles to 2100mm high and ensuite in CH Builders Range
Laundry	Splashback 400mm above trough only
Kitchen	Splashback to 600mm high above cook top bench only
Sink & vanities	Splashback to 200mm high minimum

Door 2040 Height

Front door	CH Builders Range painted
Sidelight	Clear safety glass if shown on plans
Internal doors	Flush panel - painted
Door stop	75mm air cushion stops to all hinged doors

Door Furniture

Entrance door	Digital Smart Lock
External set	Lockwood Symmetry Element or Vicinity Entrance set
Passage set	Lockwood Symmetry Element 755 or Vicinity 753
Privacy set	Lockwood Symmetry Element 755 or Vicinity 753

Hot Water Service

Thermann Electrical or CH equivalent	160Lt x 1 bathroom, 250 Lt x 2 bathroom
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Storage

Door type	White sliding doors with matt natural aluminium frames, tracks and jambs if applicable with design
Wardrobes	Single melamine shelf 1800mm and chrome hanging rail
WIR	Where shown on plan with shelving and hanging available
Broom single (Subject to design)	Single melamine shelf with Builders door
Linen	Melamine shelves with sliding doors to be confirmed during design stage
NOTE	All CH storage options are custom designed

Kitchen

Doors and drawers	Melamine with ABS edge to colour of choice with soft close hinges and range of handles
Cupboards	Push touch to overheads cupboards to suit custom design
Benchtops	33mm Polytech laminate with extensive colour choice
Kickboard	To match cupboards
Interior	Solid flemish high moisture resistant cabinet interior
Pantry (Subject to design)	Hinged flush doors with 4 x melamine shelves or as shown on design
Handles	Choice from CH Builders Range

Kitchen Appliances

Oven	Westinghouse 600mm electric with 2 year warranty
Cooktop	Westinghouse 600mm ceramic with 2 year warranty
Rangehood	Westinghouse 600mm undermount with 2 year warranty
Sink & Tap	Chrome CH Builders Range 1 3/4 bowl sink with CH Builders Range Tapwear
Dishwasher	Electrical and plumbing provision only - can supply but not install

Bathroom, Ensuite, WC, Powder

Vanity units	Ceramic wall hung or floor standing unit with built-in basin in a select range of colours and handle options
Kickboards	To match cupboards
Mirrors	Polished edge, custom made mirrors, 4mm thick (900mm high x length of vanity) placed above standard tiling
W/C	White - from CH Builders Range
Basins & taps	Basin included in vanity and tapware from CH Builders Range
Bath & taps	White acrylic bath from CH Builders Range to fit design
Shower screen	Chrome framed pivot door 2100mm high with clear glass
Shower base & taps	900mm x 900mm polymarble base with chrome tapware from CH Builders Range
Towel rail	Chrome 750mm single rail from CH Builders Range
Toilet Roll Holder	Chrome from CH Builders Range

Laundry

Wash trough	45Lt project trough and cabinet with bypass
Tapwear	Chrome from CH Builders Range mixer and stop taps

Paint Finish

Ceilings	Premium ceiling white
Walls	Premium low sheen (1 x colour)
Skirtings/Architraves/Doors	Premium semi-gloss (1 x colour)
NOTE	Full 3 x coat system to manufacturers specifications

Electrical

Power points	Designed specifically throughout with 1 x double power point per standard room, 2 x master bedroom and kitchen and 1 x external waterproof
Internal lights	1 x batten light per standard room, 2 x downlights to kitchen, 4 x downlights to living/dining and 1 x downlights to bathroom and ensuite
External lights (Subject to design)	External Light point to each doorway
Smoke detectors	Hard wired smoke detectors
Ceiling exhaust fan	To all showers and other areas as per the Building Code of Australia
TV Points	2 x coaxial to ceiling void
Phone	1 x phone point

Completion

	Professional house clean
	Construction, rubbish removal and site clean (Please note this does not include landscaping)
	Official handover celebration
	90 day maintenance program
	NBN – Creative Homes Tasmania will install conduit from the dwelling to an external point but accepts no responsibility if this is deemed unsuitable for NBN connection

Note - all inclusions in this document are subject to change as per the discretion of Creative Homes Tasmania



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Truly Tasmanian.

