



KAPLAN

APRIL 2019

LUXURY INCLUSIONS

The Kaplan Promise

Where other builders sell luxury upgrades as costly add-ons, Kaplan provides the most generous list of luxury inclusions in all our homes at no additional cost. This means you can spend the savings you make with Kaplan on all those add-on luxury upgrades without breaking the budget. At Kaplan we believe you deserve to have it all!

Our luxury inclusions give you personalised premium finishes and comfort at great value. Our homes are designed to suit individuals and families with personal wish lists that are often outside the scope of many high-volume home builders. Our flexible and customised design options and floor plans ensure all your needs are catered for without the drama and additional costs.

Kaplan believe in quality above quantity, and we see our customers as people, not numbers. This approach means you can always expect us to operate with honesty and integrity and allow your own unique personality to come through in your new home. Our promise to you is that there will be no nasty surprises with hidden costs. Our focus is on superior quality and service at an affordable price – on time and on budget.

Our luxury inclusions are designed to give you those personal touches that really make your house a home – bringing your home to life with light, space and style.





Foundations that will last a generation

Concrete Slab

- 20mpa concrete with 50LM of piers
- Designed for M class site classification
- Certified by structural engineer

Structural Frame

- 90 x 35 MGP10 studs to external walls and 70 x 35 for internal non load bearing walls

Ceilings

- Ground Floor 2400mm, First Floor 2400mm
- 90mm Cove Cornice (not 50mm)

Termite Protection

- Part A & B pest spray to perimeter of home with certificate

Brickwork

- Austral Bricks: Everyday Life Range; Escape, Engage, Leisure, Freedom, Stimulate and Unwind
- Old Colonial Range; Red, Buff, Amber Glow and Mahogany

Roof Tiles

- Bristle Designer range

Windows

- Powder coated aluminium with keyed locks. Eight colours to choose from in standard range

Garage Door

- Panelled slimline garage door to façade (not roller door)
- Roller doors to rear where applicable

Insulation

- R1.5 Glasswool Batts to external perimeter walls (excludes garage), internal garage walls included
- R2.5 Glasswool Batts to roof space of house (excludes garage)

Practical details that make the difference

Plumbing

- One garden tap to front and rear walls externally
- Recycled water tap on closest external wall to water tank, where tank applicable, front tap to be recycled water where street connected recycling is used
- 3000L Windspray metal tank or street connected recycled water if available (90mm round PVC down pipes when tank used)
- Gas package: 1 x heater point, cooktop point and hot water system point
- Colorbond Fascia & Gutter, 90 x 50 down pipes or 90mm PVC
- Gas hot water system 170L storage tank

Skirting & Architraves

- 67 mm x 19mm primed PINE in half splay design

Doors

- Entry door: Solid core with trans lam glass from Hume Newington range
- Internal doors: Hume Denmark panel feature doors

Door Furniture

- Gainsborough Liana lever sets to internal doors, lever entry to front door: all bright chrome
- Entry set to garage or laundry hinged doors, where applicable

Stairs (double storey designs only)

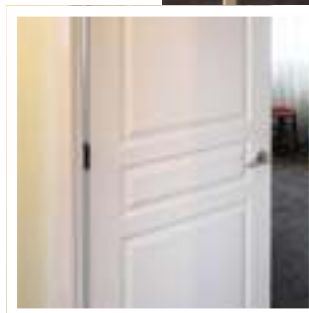
- Stainless Steel balustrades 12mm square with maple handrails finished in clear lacquer
- MDF treads and risers with MDF stringers for smooth paint finish

Mirrors

- Framed mirrors above vanity basins 1m high x width of vanity top or basin

Laundry

- 45L Stainless Steel tub (not plastic) with cabinet under basin door





Quality brand name appliances & fittings



Kitchen

- Laminated flush panel doors and panels from Formica standard range
- 16mm Solid Rear panel to carcass in melamine (not 3mm Masonite)
- Laminated Square form benchtop from Formica standard range
- Microwave space with power point
- Dishwasher space with powerpoint and tap under sink
- Double bowl stainless sink 1 & 3/4
- Four drawers



Appliances

- Euromaid 900mm Oven Cooker EG90S Freestanding (CS90S for homes with no gas)*
- Euromaid 900mm Canopy rangehood INLC90 (recirculating)*
- Dual living granny flats have Westinghouse 600mm appliances WVE615S, WHG642SA & WRH608is

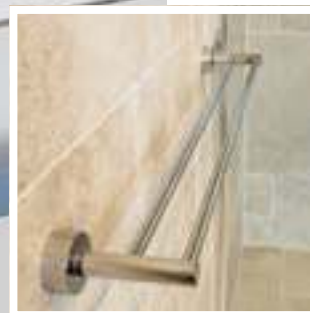


Tapware

- Gooseneck mixer tap to kitchen sink
- Phoenix Ivy spindle tapware to all basins and showers, bath and laundry tub

Bathroom – Ensuite – Powder Room (where applicable)

- Laminated white vanity with acrylic basin.
- Polished aluminium framed shower screens, pivot or slider door
- 1675mm white acrylic bath tub (unless design restricted to 1500mm)
- Stylus standard toilet suite
- Metal chrome 760mm towel rails and roll holders



*Granny flat designs to be Westinghouse 600mm WVE615S oven & WHR608IS slide-out hood

Future proofing with hi-quality materials

Tiles to wet areas and porch

- Tiles to kitchen splashbacks from top of benchtop up to 600mm high
- Tiles to porch, bathroom, ensuite, powder and laundry floors laid on a screeded sand and cement bed (not direct fixed)
- Skirting tile to all bathrooms, ensuite, powder and laundry
- Wall tiles around bathtub up to 1m off floor level
- Wall tiles to shower 2m high
- Tiles to front door threshold
- All tiles are from the \$25m² range with many colours to choose from

Paint

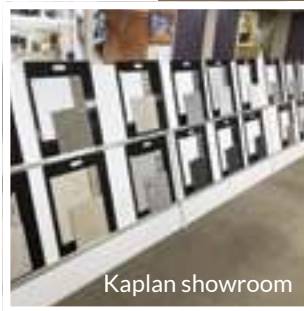
- Internal: Taubmans ENDURE low sheen with Ultraprep tinted sealer and full colour coat to walls, two coat system
- Ultraprep sealer and Tradex flat ceiling paint to ceilings
- Painting to all walls and ceilings rolled (NOT ROUGH SPRAYED)
- 3 coats of gloss enamel to all woodwork
- External: 3 coats of all-weather gloss to feature timber work, 2 coats of Tradex surfmist to eaves and quad
- All-weather low sheen to PVC down pipes

Robes

- Hinged doors
- 1x 16mm melamine shelf with hanging rail

Electrical

- 1x double power point to Kitchen Splashback
- GPO for rangehood & fridge point
- GPO for dishwasher area under sink and microwave space
- 1x double GPO per room. (excludes WC and powder rooms)
- 1x LED 9 watt down light to each bedroom, study, bathroom, ensuite, powder, entry, hall, kitchen, laundry & porch (2 x LEDs to master bedroom)





Our reputation speaks for itself

Electrical (continued)

- 4 x LED 9 watt down lights to living, family, dining & rumpus (if in design)
- 2 x LED 9 watt down lights to Alfresco (if in design)
- 1 x bunker light fitting to laundry and rear door area
- 1 x TV point to Living Room & 1 x TV point to Main Bedroom with cables coiled in roof space for antenna installation by owner
- 600mm metal meter enclosure
- 2 x RCD safety switches to meter box
- Single phase metering to meter box
- 2 x hard wired smoke detectors
- 1 x phone point & 1 x data point

Customer Service

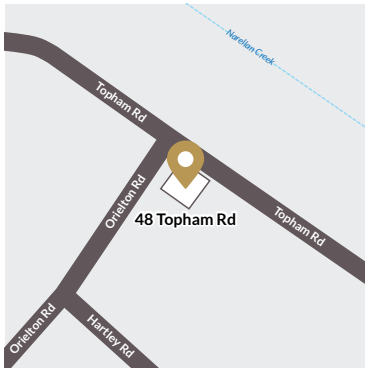
- Direct access to Building Managers
- Speedy design and council submission process
- 2 hour Colour Selection & Finishes consultation meeting in our showroom
- Priority construction start

Statutory and Quality Assurance

- CDC : Construction Certificate inspection fees
- Long Service Levy
- BASIX Energy Efficiency Certificate
- Home Building Compensation Fund Certificate
- Waterboard applications and inspection fees
- Land Countour Survey.
- Formwork Ident Survey for concrete slab
- Structural Engineering Design, Inspections and Certificate
- All weather temporary gravel driveway
- Sediment control fencing
- Temporary site security fencing
- Trade waste removal
- Scaffolding to Double Storey homes and stair void protection
- Six year structural warranty as required by the Home Building ACT

Utilities Note

Electrical, gas and telephone connections including related connection, metering fees and bonds are to be arranged and paid by the owner. Electrical and Gas to be arranged before commencement of construction to enable installation of masterboard and meters.

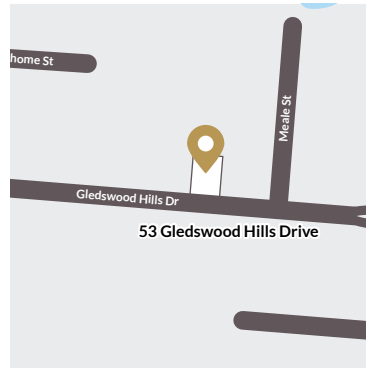


Administration Office

48 Topham Rd,
Smeaton Grange, NSW 2567
Phone: 02 4647 6688

Office Hours:

Monday to Thursday
8:30am – 5:00pm
Friday 8:30am – 4:00pm
Closed on public holidays

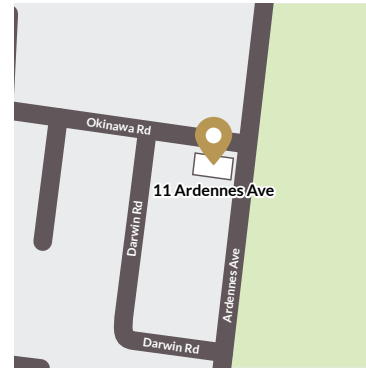


Gledswood Hills Display Home

53 Gledswood Hills Drive,
Gledswood Hills
Phone Ben: 0488 149 934
Phone Karlo: 0435 440 144

Open 7 days per week

10:30am – 4:00pm
Closed on public holidays

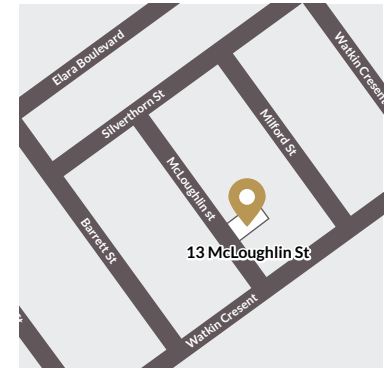


Edmondson Park Display Home

11 Ardennes Ave, Edmondson Park
(Off Camden Valley Way)
Phone: 02 8731 3374

Open Thursday to Monday

10:30am – 4:00pm
Closed on public holidays



Marsden Park Display Home

13 McLoughlin Street, Marsden Park
(Off Richmond Road)
Phone: 02 4589 9809

Open Thursday to Monday

10:30am – 4:00pm
Closed on public holidays

KAPLAN

Items displayed within any display home are not included unless clearly stated within this document. This applies to fixed fittings, building components, finishes, specifications, electrical and audio visual items, lighting and all furnishings. This document also shows images of items that are not included.