

OAKRIDGE.LIVING

inclusions collection





We are a boutique Brisbane based home builder, built on a strong foundation of industry knowledge and experience within the residential construction sector. Our leadership team brings extensive expertise in home building, project management, and delivering quality outcomes for homeowners.

With a small but highly capable team, we intentionally limit the number of homes we build each year. This approach allows us to maintain a high level of attention to detail and provide a personalised building experience for every client.

Our focus is on delivering well-designed, high-quality homes that reflect the individual style and needs of each homeowner, while ensuring a smooth and well-managed building journey from start to finish.

Pre-Construction & Structural

Truecore™ Steel Frame
and Trusses.
50 Year Warranty On
Truecore™ Steel
(T&Cs Apply)

Standard council fees, plumbing
approval fees (excl HSTP) and
insurance fees (QBCC insurance
and Public Liability insurance)
as well as all standard building
approval fees

7 year structural warranty
as per QBCC
requirements as well as a
12 month maintenance
period

Independent soil test
with wind rating &
contour survey

Underground power
connection, connection of
existing sewer,
stormwater and water

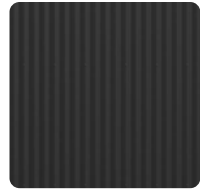
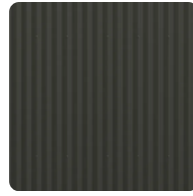
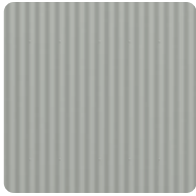
Termite blanket barrier to
the building in
accordance with Aust
standard 3660.1

The logo for Truecore, featuring the word "Truecore" in a bold, sans-serif font. The letter "o" is replaced by a solid blue circle. A registered trademark symbol (®) is located at the top right of the word.A close-up, low-angle photograph of a complex steel truss structure, likely for a roof or a large industrial building. The steel beams are painted a light blue color and are interconnected with various bolts and gusset plates, creating a dense, geometric pattern of triangles and rectangles. The background is a clear, bright sky.

External

External Roof

Colorbond Custom Orb (Corrugated) Roof
Over 20 colours to choose from



Garage Door

Garage door with textured finish in a range of COLORBOND® steel colours and includes two remotes and one wall mountable remote



Driveway

45m² salt and pepper unsealed exposed aggregate
30m² salt and pepper unsealed exposed aggregate for single garage



Alfresco and Front Porch

600x600 non-slip tiles to alfresco and front porch

Clothesline

Wall mounted, powder coated fold down clothesline

Letterbox

Render look letterbox

Front Door

Choice of aluminium or timber door in 920mm or 1200mm

Internal

2590mm High Ceilings

- 2590mm high ceilings throughout single and both lower and upper on double storey homes

Internal Doors

- 2040mm Hume Flush coat internal doors
- Gainsborough QuickFix lever sets available in satin chrome. Privacy set to all bathrooms and master bedroom

Window Blinds

- Choice of premium PVC block out roller blinds, available in over 10 colours to all windows, excluding sliding doors, wet areas, kitchen and cornerless windows

Robes and Shelving

- White frame, vinyl wrapped sliding doors to robes and linen
- 4 x melamine shelves to linen and pantry
- All bedroom robes come with a single shelf and chrome hanging rails



Paint

A carefully selected paint finish helps bring your home together while adding durability and protection to internal and external surfaces. Our standard paint selections provide a range of modern, timeless colours designed to complement a variety of interior styles.

Quality paint products are used throughout the home to ensure a long-lasting and attractive finish. Clients will have the opportunity to select colours from the builder's standard range to suit their personal style and design preferences.

- Triple coat system using Wattyl Ultra internal paint available in an extensive range of colours
- One colour throughout walls, architraves, skirting boards and doors
- White is used for the ceiling in a flat finish



*Scan to explore our
paint colour range*



wattyl®

Flooring & Wall Tiles

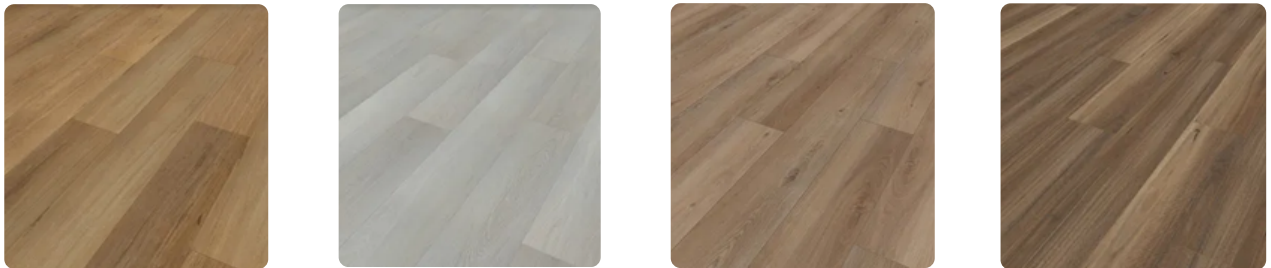
Godfrey Hirst Carpet

Our range includes a wide variety of premium carpets from Godfrey Hirst, perfect for bedrooms, media rooms and living areas. They offer great comfort underfoot, excellent durability and a broad selection of colours and styles to complement any home.



Vinyl Flooring

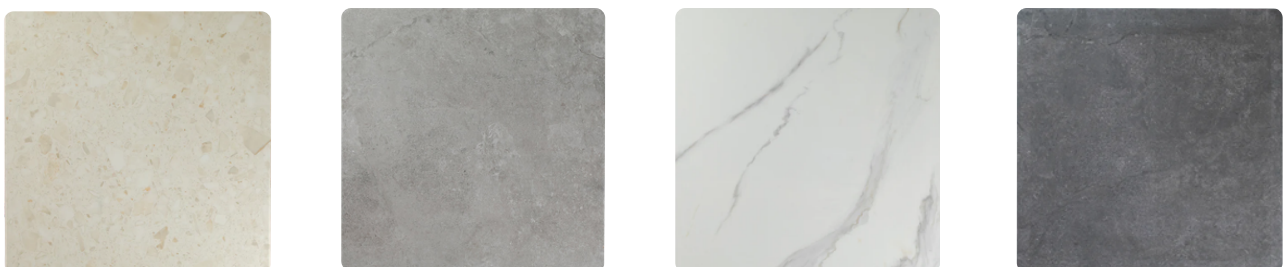
Your Oakridge home comes complete with stylish vinyl flooring. Enjoy a wide range of high-quality vinyl options throughout your entry and living areas, with durable and comfortable finishes. Over 15 colours to choose from.



Tiles

Your new home includes quality porcelain tiling throughout key areas of the home. Large format 600 x 600 porcelain tiles are included to flooring areas, providing a clean and modern finish. Bathrooms feature 300 x 600 or 600 x 600 porcelain tiles to the walls, creating a neat and durable finish.

Kitchen and laundry splashbacks are also included, with a choice of classic subway tiles or porcelain tiles to suit your style.



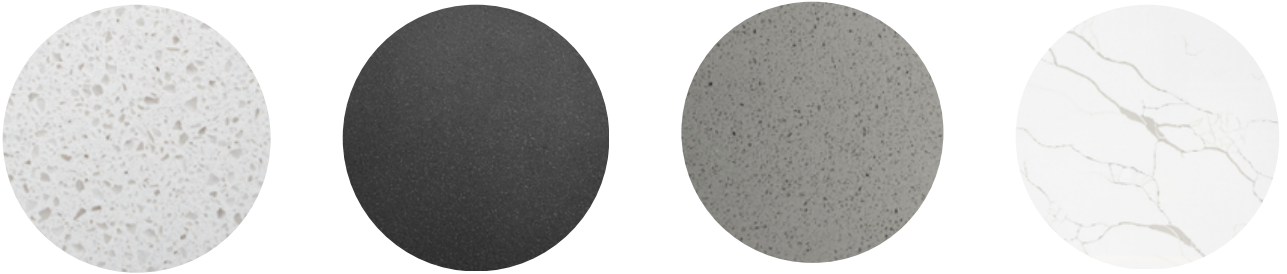
Kitchen

The kitchen is one of the most important areas of the home, combining functionality, style, and design to create a space that's both practical and elegant. We focus on smart layouts and high-quality finishes that make everyday living comfortable and enjoyable.

You can expect premium appliances, ample storage solutions, and durable materials throughout. From stone tops to cabinetry, every detail is carefully selected to ensure your kitchen is both beautiful and easy to use.

20mm Stone Benchtops

Choose from a wide range of stone colours



Cabinetry

Select from a wide range of Polytec colours. Experience the smooth functionality of laminate cabinetry with beveled edges and soft-close mechanisms. All cabinetry comes as bevelled finger pull.



Tapware

Stylish stainless steel sink offered in 1¾ with drain tray or undermount double bowl. Includes Mizu tapware, offered in chrome, matte black, or brushed nickel finishes.



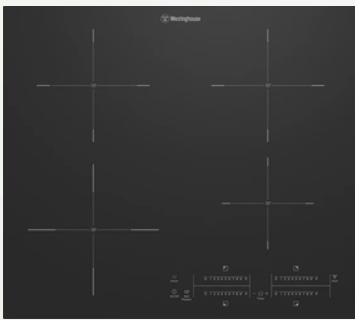
Appliances



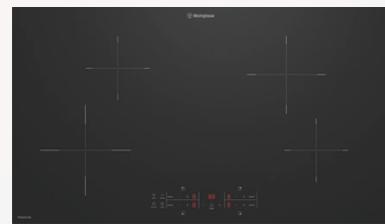
Westinghouse 600mm
electric oven



Westinghouse 900mm
electric oven



Westinghouse 600mm
induction cooktop



Westinghouse 900mm
induction cooktop



Westinghouse stainless
steel dishwasher

Homes under 170sqm
will receive a 600mm
electric oven and
induction cooktop.

Homes over 170sqm will
receive a 900mm
electric oven and
induction cooktop.

Bathrooms

20mm Stone Benchtops

Choose from a wide range of stone colours

Cabinetry

Select from a wide range of Polytec colours. All cabinetry comes standard as bevelled finger pull drawers and doors.

Basin & Shower Mixers

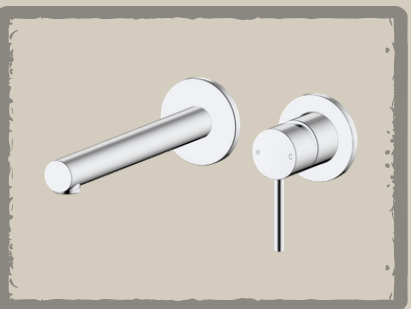
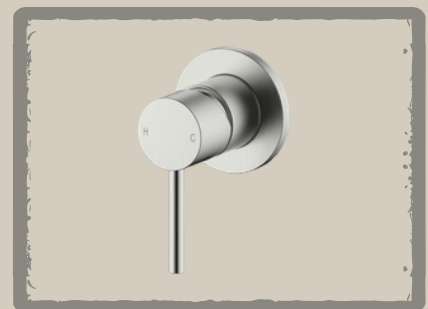
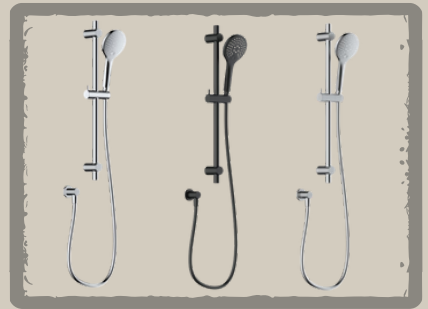
Basin and shower mixers are selected from the Mizu Drift range, offering a modern, streamlined design with polished chrome, matte black and brushed nickel finishes to suit a variety of bathroom styles.

Fixtures

A range of Mizu Drift fixtures are available in chrome, matte black and brushed nickel as standard to complement the tapware in the wet areas

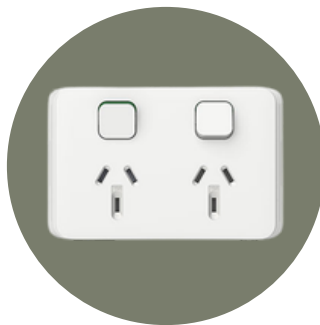


Bathroom Options



Electrical

- Recessed LED lighting throughout
- Energy efficient appliances
- Clipsal double GPO's throughout
- Single phase electrical connection up to 10m setback
- 1 roof mounted digital TV antenna
- Hardwired interconnected smoke alarms
- 4 blade fans (white as standard). One in each bedroom and one in the alfresco
- NBN point provision - if available



Air Conditioning

7KW split system to the main living area
(back to back installation)



Energy

- Roof and ceiling insulation installed to meet a minimum 7-star BASIX energy rating.
- Anticon blanket and 3.0 ceiling batts
- Sarking applied to all external walls
- Energy efficiency specific to your site to achieve a minimum 7-star energy efficiency rating in line with current standards

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Inclusions

Pre-Construction

- QBCC building insurance fee as per legislation
- Standard council, plumbing approval (excl HSTP) and insurance fees
- Fixed price HIA QLD new home QC1 contract
- Independent soil test and contour survey
- Independently engineered slab design
- Allowance for building application fees
- Temporary fencing (*site specific*)
- Standard cut and fill up to 500mm
- Underground power connection (*not including provider connection fee*), existing sewer house point connection, stormwater connection to street outlet and connection to existing water meter up to 800sqm block and up to 10m house setback
- Groundwater drainage system (*site specific*)
- NBN provision (*site specific*)

Structural

- Termite blanket barrier to the building in accordance with Aust standard 3660.1
- COLORBOND® roof, fascia and gutter (*up to 25 degree pitch*)
- Truecore™ Steel Frame and Trusses. 50 Year Warranty On Truecore™ Steel
- Independent consultant inspections at all structural changes
- Erosion control silt fence as per council requirements
- H1 soil allowance & N2 (W33) wind classification (*no piercing allowance*)
- Waffle pod, steel reinforced concrete slab as per engineer's specifications
- 7 year warranty and 12 month maintenance period
- Electric heat pump hot water system

Energy Efficiency

- R3.0 ceiling batts insulation to all ceilings (excluding patio and alfresco)
- Wall sarking to all external walls
- Wall batts to all cladded walls
- Anticon blanket

Landscaping

- 45m² salt and pepper unsealed exposed aggregate driveway
- 30m² salt and pepper unsealed exposed aggregate driveway for single garage
- Wall mounted, powder coated fold down clothesline
- Render look letterbox

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Inclusions

External

- Garage door with textured finish in a range of COLORBOND® steel colours and includes two remotes and one wall mountable remote
- Two external garden taps (*front and back*)
- Powder coated aluminium windows and sliding doors with keyed locks
- Choice of aluminium or timber door in 920mm or 1200mm with pull handle or lever set
- Aluminium doors to laundry external and garage external with lever lock (*plan specific*)
- Rendered hebel or rendered/bagged brick finish with a mixture of lightweight claddings (*plan specific*)
- Tiled alfresco and front porch (*plan specific*)
- Ceiling fan in alfresco

Painting

- Triple coat system using Wattyl internal paint available in an extensive range of colours
- One colour throughout
- Gloss finish to architraves, skirting boards and doors colour matched to walls
- White is used for the ceiling in a flat finish
- Triple coat low sheen paint to eaves and patio ceiling (*and render if applicable*)

Floor Coverings

- 600x600 tiles to main living area and wet area floors from builders range
- 300x600 or 600x600 wall tiles from builders range, laid vertically (*approx 2.1m high, shower area only, bath surround to approx 0.9m high*)
- 600x600 non-slip tiles to porch and alfresco
- 300x600 or subway tiles to kitchen splash back (*approx 0.6m high*)
- 300x600 or subway tiles to laundry splash back (*approx 0.3m high*)
- Ground and silicon colours at builders discretion
- Quality carpet from the Godfrey Hirst collection with premium 9mm underlay to bedrooms and media/living room (*where applicable*)
- Plain concrete garage floor

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Inclusions

Windows & Doors

- Aluminium powder coated sliding windows and sliding doors with key locks in standard sizes
- Obscure glass for privacy in bathrooms
- Flyscreens to all windows and sliding doors (*excluding corner less and hinged doors*). Double storey will come with restricted upper windows
- Flush coat internal doors with chrome hinges and cushioned door stops
- Gainsborough QuickFix lever sets in satin chrome. Privacy locks to all bathrooms and master bedroom

Internal

- 2590mm high ceilings throughout *single and double storey homes*
- 10mm plasterboard to all internal walls and ceilings
- Water resistant plaster to internal wet areas
- 90mm cove cornice (*excluding porch and alfresco*)
- 66x11 single bevelled skirting
- 42x11 single bevelled architrave
- 42x18 single bevelled architrave to wet areas
- White vinyl sliding doors to built in bedroom robes (*approx 2400mm high, white frame*)
- White sliding doors to linen (*approx 2400mm high, white frame*)
- 4 x whiteboard shelves to linen and pantry (*approx 450mm deep*)
- 1 x whiteboard shelf to all bedroom robes (*approx 450mm deep*) with 1 chrome hanging rail
- Roller blinds to all openable windows (*excluding bathrooms, toilets, kitchen, corner less windows and sliding doors*)

Electrical

- 7kW split system air conditioner to one living area (*back to back*)
- 1 x roof mounted Digital TV antenna
- 2 x TV points
- Provisions for NBN connection
- 2 x double power points in kitchen and living area
- 1 x double power point in every room
- Hardwired smoke alarms
- White ceiling fans to all bedrooms and alfresco
- LED downlights
- White switches and power points

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Inclusions

Kitchen

- 20mm stone benchtops in a variety of colours to choose from
- Polytec melamine cabinetry in a variety of colours to choose from
- Breakfast bar to island bench (*plan specific*)
- 1 set of drawers with cutlery tray to top drawer (*450mm wide, unless noted otherwise*)
- Overhead cabinets included
- Bevelled handleless cabinetry
- Soft close doors and drawers
- Choice of stainless steel sink offered in 1¾ with drain tray or undermount double bowl
- Plaster bulkhead above overhead cupboards
- Fridge plumbing provision

Kitchen Appliances

Under 170sqm

- Westinghouse 600mm induction cooktop
- Westinghouse 600mm under bench electric oven
- Intergrated rangehood
- Westinghouse dishwasher

Over 170sqm

- Westinghouse 900mm induction cooktop
- Westinghouse 900mm under bench electric oven
- Intergrated rangehood
- Westinghouse dishwasher

Wet Areas

- Choice of Posh freestanding or back to wall white bath 1500mm long
- 20mm stone benchtops in a variety of colours to choose from
- Polytec melamine cabinetry in a variety of colours to choose from
- Choice of semi inset Roca round or square basin in white
- Frameless mirrors to match vanities
- Choice of chrome, brushed nickel and matte black towel rails, hand towel and toilet roll holder accessories
- Semi frameless shower screen
- Mizu Drift basin, shower, bath and laundry mixers
- Posh stainless steel inset trough for laundry
- Posh Solus close coupled back to wall rimless toilet suite with soft close



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www.oakridgeliving.com.au



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The information contained in this booklet is intended as a general guide to the standard inclusions offered by Oakridge Living Pty Ltd. Products, materials, brands, and specifications may be substituted or varied at the discretion of the builder where necessary or due to supplier availability, with products of comparable quality provided.



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