



Standard Inclusions

Quality homes for inspired living





Quality Inclusions are our standard

When you build your new home with Chatham, every little detail, from the floor plan to your final coat of paint is thoughtfully designed to elevate your quality of life. That's why our homes come with standard inclusions that others might consider as premium upgrades.

From everyday necessities like dishwashers and tapware, to new generation wellness technology that keeps your air clean and water pure—your health, happiness and well-being is front-and-centre in every inclusion we offer.

And that's the Chatham Homes difference. There are many great home builders in Victoria, but we build more than just homes. We continuously push the boundaries of what it means to own a quality, healthy space that's better for you, your finances and the well-being of our planet.

I hope you enjoy discovering just how unique and inspired your Chatham Home will be.



Rob Bacelic
CEO

Rob Bacelic
CEO - Chief Executive Officer

Featured Suppliers

We've proudly partnered with some of Australia's most recognisable suppliers. All our partners are industry innovators, dedicated to reducing their carbon footprint and paving the way for higher quality, more efficient and sustainable building practises.



We include a Delos Air Filtration System and Water Filtration System in all our homes, supporting your sleep, performance and overall health and well-being.



Your Chatham Home includes Clipsal electrical products – a safer, more efficient and sustainable solution.



Beaumont Tiles have the largest range in Australia and are a standard inclusion for your kitchen, bathrooms and laundry.



Fisher & Paykel have been synonymous with luxury since 1934. Your Chatham home comes with a curated selection of their most sought-after kitchen appliances, as standard.



Proudly manufactured in Australia, Laminex benchtops come standard in your bathroom, ensuite, powder room and laundry.



Proven to last in the harshest Australian conditions, Colorbond gutters, fascia and downpipes all come as standard in a Chatham Home, with 22 colours to choose from.



Australian-owned for over 35 years, Alder Tapware is an industry leader in design, innovation, manufacturing and craftsmanship. You can enjoy their quality tapware and mixers as standard in all our homes.



PERFECT TIMBER FLOORS

With a special embossed finish for that authentic timber look, and with five hues to select from, Perfect Timber Floors are a standard inclusion in all our homes.



Hebel is Australia's largest manufacturer of high-performance aerated concrete, setting the standard for comfort and sustainability. Hebel comes as a standard option in every Chatham build.



Eco-friendly and naturally breathable, we use only Kerakoll for grouts, glues, waterproofing and screeding within your Chatham Home.



Haymes Paint are dedicated to reducing their water usage, energy consumption and emissions, which is why we only use their low VOC paint for all our builds.

Featured Inclusion

Home Wellness by Delos

Discover technology driven wellness with the revolutionary Darwin Air Purification, Air Quality Sensor and Water Filtration systems from Delos. Designed to optimise your living environment and provide you with a healthier space, minus the contaminants—we include each system as standard in all our homes.



Air Purification

Delos Air Purification filters out the pollutants and airborne toxins from inside your home, to enhance your overall health and well-being.



3 Stage Water filtration

Delos Water Filtration is triple-filtered to improve the quality of water used by you and your family. From bathing and drinking, to washing and cleaning—every aspect of your home benefits from water that's free from impurities.



Air Quality Sensor

The perfect accompaniment to your Air Purifier, The Delos Air Quality sensor uses intricate optical sensors to track the quality of the indoor air in your home—so that you can track invisible pollutants in real-time.





Kitchen Inclusions

The kitchen is the heart of the home

It's a place for family and friends to come together and create rituals and memories that last a lifetime. That's why our kitchen inclusions are built to last and integrate seamlessly into the rhythm of family life. The elegant Olivieri sink and Alder Gooseneck tapware come as standard, then you choose between our high-end Fisher & Paykel or Ilve Packages to create the perfect base to customise your home.

Kitchen Includes

- + Essa Stone 20mm reconstituted stone benchtops with arris edge
- + Tiled kitchen splashback from category 1 range Beaumont Tiles
- + Pantry and walk-in pantry includes 4 x melamine shelves (design specific)
- + Laminex fully laminated base and overhead cupboards with square edge laminated doors to kitchen, category 1 (design specific)
- + Hafele cabinet handles
- + Olivieri stainless steel inset double bowl sink and drainer
-  Alder gooseneck chrome mixer tap
 - 5 star wells rated

 = Good for you and the environment



Kitchen Inclusions



Fisher and Paykel 900mm Appliance Package

OR

Ilve 600mm Appliance Package



Cooktop
+ 900mm stainless steel



Oven
+ 900mm stainless steel
+ underbench



Rangehood canopy
+ 900mm stainless steel



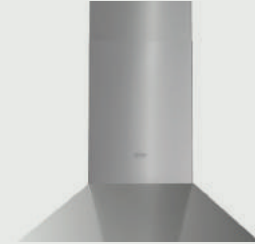
Dishwasher
+ 600mm stainless steel
+ freestanding



Cooktop
+ 600mm stainless steel



Oven
+ 600mm stainless steel
+ underbench



Rangehood canopy
+ 600mm stainless steel



Dishwasher
+ 600mm stainless steel
+ freestanding



Tap and Mixer
+ Alder gooseneck
chrome mixer tap



Sink and Drainer
+ Olivieri stainless steel inset
+ double bowl sink and drainer


Bathroom Inclusions


A quality bathroom is more than just aesthetics


It can help us step into our daily routine feeling refreshed and confident, then prepare us for a quality night’s rest when the day is done. That’s why we include innovative bathroom inclusions as standard in all our homes. Built for efficiency and sustainability as well as good looks, you can enjoy features like the Kari Bracket shower head with built-in NANOJET™ body spray technology, tiled shower bases and ceramic floor tiles as standard, as well as eco-friendly grout, glues and membranes that will make your bathroom a healthier space to rejuvenate you and your family.

Bathroom, Ensuite and Powder Room

- + Laminex standard laminated benchtops with square edges to bathroom, ensuite (and powder room if applicable), melamine internal shelving
- + Polished edge mirror to full width of vanity
- + 2000mm high, semi frameless clear glass shower screen with pivot door
- + Alder single towel rail to bathroom and ensuite
- + Alder chrome toilet roll holders to WC
- + Alder chrome bath and shower mixer
- + Amsterdam semi-inset basin including chrome waste and overflow (540W x 450D x 165H)
- + Raymor rectangle white bath inset (1510mm)
- + Raymor toilet suite ceramic with cistern, white (classic)
- + Alder designer chrome handheld shower bracket and hose

 Alder designer chrome basin mixer tap
- 5 star wells rated

 Alder designer chrome bath spout
- 5 star wells rated

 Kerakoll eco-friendly tiling glues, grout, waterproofing and screeding (colour selection from builders range)

- + Metal tile trims to bath hobs (chrome)
- + Bathroom and ensuite tiled showers to 2 metres high from category 1 range Beaumont Tiles
- + Tiled shower base to bathroom and ensuite from category 1 range Beaumont Tiles
- + Tiled vanity splashback from category 1 range Beaumont Tiles
- + Tiled bath hob from category 1 range Beaumont Tiles
- + Ceramic floor tiles to wet areas from category 1 range Beaumont Tiles
- + 100mm high tiled skirting to wet areas from category 1 range Beaumont Tiles
- + All Beaumont tiles in our category 1 range are 450mm x 450mm



Bathroom Inclusions



Bathroom Fixtures and Fittings



Shower
+ 2000mm high
+ semi frameless
+ clear glass shower screen with pivot door



Shower Head
+ Alder designer chrome
+ handheld shower bracket and hose



Shower Wall Mixer
+ Soho Wall Mixer



Bath
+ Raymor rectangle white bath inset (1510mm)



Bath Tap
+ Soho Flex Samm



Towel Rail
+ Alder single towel rail



Basin
+ Amsterdam semi-inset basin



Basin Tap
+ Alder designer chrome basin mixer tap



Toilet
+ Raymor toilet suite ceramic with cistern



Laundry Inclusions

Turn laundry time into a delight

Quality laundry inclusions make household chores that little bit easier. That's why a large essential laundry tub and stylish mixer tap come standard with all our homes. Pair them with a classy tiled backsplash, sturdy laminated trough cabinet and benchtop, and laundry door with full-length glazing, to create the perfect premium base pack.

Laundry Includes

- + Laminex 800mm wide laminated base cabinet with laminated benchtop and Raymor 45 litre inset stainless steel laundry trough (design specific)
- + Alder Soho chrome gooseneck mixer tap - 5 star wells rated
- + Tiled laundry splashback from category 1 range Beaumont Tiles (up to 600mm high and 800mm wide, design specific)
- + Tiled skirting to wet areas, 100mm high from category 1 range Beaumont Tiles
- + Ceramic floor tiles to wet areas from category 1 range Beaumont Tiles
- + Concealed hot and cold washing machine connection taps



Laundry Fixtures and Fittings



Mixer Tap
+ Alder Soho chrome gooseneck mixer tap



Laundry Tub
+ Essential Laundry Tub

Standard Inclusions

Painting

Haymes – Low VOC premium paint application as follows:

- Walls – 3 coat system in matt, one colour
- Ceiling – 3 Coat system in flat acrylic, one colour
- Doors, skirting and architraves – 3 coat system in semi-gloss, one colour
- External Doors – 3 Coat system in gloss, one colour
- Woodwork and cement sheet – Low sheen acrylic
- + Dulux Acra-Tex render (design specific)

Storage / Shelving

- + Robes – 1 x white melamine shelf and hanging rail
- + Linen cupboard and walk-in pantry – 4 x white melamine shelves (design specific)
- + Broom Cupboard – 1 x white melamine shelf (design specific)
- + Coat Cupboard – 1 x white melamine shelf and hanging rail (design specific)

Fixture and Fittings

- + Robes – 2040mm high, 720mm wide, flush panel hinged doors from Corinthian category 1 range
- + Gainsborough lever door furniture, privacy locks to WC's (excludes bath and ensuite)
- + MDF skirting and architraves, 67 x 12mm primed
- + MDF stairs, carpeted with painted handrail and painted dwarf wall

Floor Coverings

- + Laminate timber flooring to entry, hallways, kitchen, family and meals from category 2 range
- + Carpet to bedrooms, study, lounge and first floor of double-storey homes from category 1 range (excluding wet areas)

Windows and Doors

- + Locks to all openable windows and doors included
- + Obscure glass to bathroom, ensuite, WC and powder room windows (design specific)
- + Single-glazed windows and external doors throughout
- + Weather seals to all aluminium windows and external doors (excluding external garage door)
- + Flyscreens to all openable windows
- + Aluminium sliding windows to home and sliding door to meals/family
- + Aluminium feature awning windows to front façade (design specific)
- + Corinthian flush panel hinged internal doors, with cushion door stops (PMDF, 2040mm high x up to 820mm wide)
- + Corinthian full height timber/glass door in white to laundry (AWO21 clear glazing, 2040mm high x up to 820mm wide)
- + Corinthian solid core rear door to garage with entrance set (2040mm high x up to 820mm wide, design specific)

Insulation and Plaster

- Wall wrap to all external wall
- R2 insulation batts to external walls
- + R3.5 insulation batts to ceilings
- + CSR 10mm plasterboard to walls and ceilings
- + 75mm cove cornices
- + Villaboard to bathroom and ensuite walls

Electrical

- Delos Air filtration 250 HEPA stage 1 (location nominated by Chatham, usually master bedroom)
- Delos whole home 3 stage water filtration
- Delos Air Pro Sensor for monitoring air quality (tablet sold separately)
- + Bonaire gas ducted heating with manual thermostat and controller (design specific)
- Rinnai solar hot water system 175 litre with one solar collector (gas)
- + 20 x internal LED downlights (location nominated by client)
- + Batten light fittings with energy efficient globes to remainder of home (design specific)
- + Clipsal double power points throughout (design specific)
- + Clipsal 2000 series switch plates throughout (white)
- + Safety and isolation switches
- + 2 x external single flood lights (1x to side, 1x to rear, design specific)
- + Exhaust fans with self-sealing draft stopper to bathroom, ensuite and powder room vented externally (design specific)
- + Smoke detectors hard-wired with battery backup
- + NBN with hub, 1 x data point and 1 x telephone point
- + 1 x TV antenna and 2 x television points



Standard Inclusions

Preliminaries

- + Feature survey
- + Soil test by Geotechnical Engineer
- + 6 star energy rating assessment
- + Building permit
- + Home owners warranty insurance
- + Professional Interior Designer (Up to 40 sq homes= 1 day of studio time
Over 40 sq homes = 1.5 days of studio time)
- + Independent quality inspections (Two Stage - Frame and Pre-Paint)
- + Plans and specifications / inclusions

Connections

All of the connection items below are based on a block size up to 600m²

- + Single phase underground power connection, up to 10 meters
- + Dry water tapping included (based on 6 metres setback)
- + Sewer run up to 40 metres, connection and depth up to 1.5 metres
- + Stormwater run up to 60 metres
- + Excluding - telephone and electricity standard connections - (fees to be paid by owner)

Foundations and Site

- + Up to class H2 engineer designed concrete waffle pod slab with pump
- + Allowance for site cut/fill up to 300mm across building platform
- + Temporary fencing (to all unfenced boundaries) and roof guard rail/fall protection
- + Crushed rock access drive
- + Two-part termite treatment

Structural

- + Single-storey - 2590mm (nominal) ceiling height
- + Double-storey - 2590mm (nominal) ground floor ceiling height and 2400mm (nominal) first floor ceiling height
- + Engineer designed walls and trusses - MGPI0, 90mm stabilised pine timber
- + 22.5 degree roof pitch

Garage

- + Colorbond sectional panel lift garage door from category 1 range
- + 2 x remote controls to garage door including wall plate
- + CSR Plaster lined ceiling and walls with 75mm cove cornice
- + Concrete waffle slab floor
- + Gainsborough deadlock to garage external door, bright chrome from category 1 range (design specific)

External Features

- + Boral coloured concrete roof tiles from category 1 range
- + External brickwork from category 1 range (Selkirk or PGH) including natural rolled mortar joints
- + Hebel 75mm panel with Dulux Acra-Tex render finish colour
- + Rendered polystyrene cladding to first floor of double-storey designs
- + Colorbond metal fascia, gutters and downpipes
- + Brick infill above all windows and doors to all elevations
- + Garage door infill as per façade selection (refer to final drawings for details)
- + Corinthian designer painted entry door from category 1 range - 2040mm high x 820mm wide with timber entry door frame
- + Clear glazing to entry door sidelights (design specific)
- + Gainsborough Trilock lever set with double cylinder to front entry door (bright chrome)
- + Plaster lined ceilings to outdoor living and porch (design specific)
- + Natural grey concrete finish floor to outdoor living and porch (design specific)
- + 2 x garden taps (1x at water metre and 1x to the rear)

Post Construction

- + 10 year structural guarantee
- + 3 month warranty service
- + Certificate of occupancy
- + All compliance certificates

Conditions

1. Foundation: includes SL82 fabric mesh, N12 bars and 3-L11 trench mesh with 385mm overall slab height
2. External Colours: selections are subject to your estate design guidelines
3. Insulation: excludes Garage and Outdoor Living (design specific)
4. Chatham Homes reserves the right to change or substitute suppliers, model and/or type of any product of equal quality without notice

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About Us

At Chatham Homes, we’re proud to be one of Victoria’s leading boutique home builders. Standing at the forefront of craftsmanship and sustainability, we continuously push the boundaries of what it means to own a quality, healthy space that’s designed around you, and your well-being.

Our story began over 10 years ago as a local builder in Melbourne’s Inner-West. With a unique vision to build quality, custom homes for our community, we sourced premium materials and suppliers to ensure our homes were inspired and intuitive. It didn’t take long for word to spread. Through endless referrals from happy customers-turned-advocates, our little building company quickly flourished and grew.

As we grew, our vision expanded too. We wanted to know how quality homes could also enhance the health and well-being of their owners. We began travelling the world, discovering the latest technology, materials and appliances in the healthy home movement, then brought them back to Australia to be adapted for our clients and the unique Victorian environment.

We’re now one of the leading voices in the movement, with a dedicated research and development team who’ve helped us become thought leaders and industry shakers. Our research has helped us forge proud partnerships with some of Australia’s most recognisable suppliers— all who have their own commitment to quality and sustainability.

From aerated concrete, to top-quality inclusions and wellness technology that improves the quality of air and water in your home—when you build with Chatham, you know you’re creating a space that will benefit you, your loved ones and the health of the environment.

And that’s the Chatham Homes difference. There are many great home builders in Victoria, but we do more than just build homes. Whether it’s a knockdown rebuild, custom home or one of our incredible single or double-storey home designs, we’re here to elevate your quality of life by building you a quality home.

Come visit us at our 7-star energy rated display home in Melbourne, or our industry leading 8.2-star energy rated display home in Ballarat to discover just how beautiful and inspired a Chatham Home can be.



Our Values

Innovation



- + We renew and improve through research and development
- + We collaborate with our partners for better solutions
- + We are progressive and adaptive

Capability



- + We pursue exceptional design and value
- + We value experience and work hard to maintain our reputation
- + We are accountable for consistent execution

Education



- + We lead by example and impact a cultural movement
- + We bring people together to share experiences and knowledge
- + We collectively discover, inform and motivate change

Environment



- + We care deeply for people and planet-earth
- + We seek to influence new outcomes and positive change
- + We ensure building practices and products develop in harmony with the environment
- + We strive for continuous improvement

Imagery Disclaimer

Photographs and images we have used in this brochure are a guide only as to the fixtures, finishes and features which may be available or supplied by Chatham Homes. The available fixtures, finishes and features may change and should therefore not be used or relied upon. Chatham Homes does not make any representations as to the fixture, fittings and features which are included in this brochure. Prices and specific details of work to be undertaken need to be requested from your relevant Chatham Homes representative.



Chatham Homes Head Office
Level 1 / Office 505, 4 Main Street
Point Cook VIC 3030

chathamhomes.com.au
1300 795 820

River Dale Building Group Pty Ltd TA
Chatham Homes. Licence CDB-U 62546

