##### INCLUSIONS LIST

|  |  |  |
| --- | --- | --- |
| **Preliminaries** |  | |
| All architectural and engineering drawings submitted for building approval and construction | | |
| All building and plumbing approvals & associated fees and charges | | |
| Chemical or physical termite protection system for full perimeter and slab penetrations as per the National Construction Code (NCC) and AS 3660 | | |
| Ceiling heights as nominated on approved plans (2400 mm nominal) | |  |

|  |  |
| --- | --- |
| **Roof** |  |
| Colorbond metal roof as noted in external colour scheme and plans |  |
| Colorbond metal fascia & gutter as noted in external colour scheme |  |
| Skylights as noted on approved plans |  |

|  |
| --- |
| **Windows and External Doors** |
| Front entry door: Hume Doors Verve series with translucent glass, or equivalent |
| Lever Entry Lock and Deadlock for all external hinged doors |
| Powder coated aluminium windows and sliding doors as noted in external colour scheme |
| Barrier Screens (diamond grill combined security/insect screens) for all openable aluminium sliding & sash windows, & sliding doors on ground floor only. |
| Fly Screens for all remaining openable aluminium sliding & sash windows on upper levels. |
| Colorbond automatic garage door as noted in external colour scheme |

|  |
| --- |
| **External Walls** |
| Scyon/James Hardie panels or similar as noted on plans – colour as per External colour scheme |
|  |
| **Kitchen and Appliances** |
| 20mm thick reconstituted stone bench tops or equivalent (colours from the standard range – refer to colour scheme). Please Note Excludes pantry Shelving |
| Laminates to kitchen cupboards. Colour specification as per internal colour scheme |
| Overhead kitchen cupboards as nominated on plans |
| Handles for Kitchen cabinets and drawers: Titus Tekform Slimline Satin Chrome, or equivalent from the Builder’s standard range |
| AEG stainless steel under bench oven 600 mm wide model BE4003001M or equivalent |
| AEG ceramic cook top 600 mm wide model HK654070XB or equivalent |
| AEG stainless steel range hood model DPB5650M/A or equivalent |
| AEG Stainless steel dishwasher model F77000M0P/AU or equivalent |
| Stainless steel 1 ½ bowl Kitchen sink: Radiant R150 or equivalent from the Builder’s standard range |
| Tiled 400 mm high splashback |
|  |
| **Bathroom and Ensuite** |
| 20mm thick reconstituted stone bench tops or equivalent (colours from the standard range – refer to colour scheme) with vitreous china drop-in bowl. |
| Laminated vanity units - colours as specified by the internal colour scheme |
| Handles to vanity cabinet and drawers: Titus Tekform Slimline Satin Chrome, or equivalent from the Builder’s standard range |
| Framed mirrors to all vanities |
| Powder coated aluminium shower screens with clear laminated glass |
| Moulded acrylic Bath tub located in the Bathroom |
| Double Towel rail holder in each Ensuite and Bathroom: Ausboard DLX Double Towel Rail Chrome Plated, or equivalent from the Builder’s standard range |
| Tiled shower walls to 2000 mm high |
| Tiles to walls adjoining the bath tub (Building Type D & E) to a minimum of 600 mm above the Bath tub. For combination bath/showers, tiled shower walls to 2000mm. |

|  |
| --- |
| **Laundry** |
| Stainless steel, 45 Litre Laundry Tub with metal cabinet |
| Tiled splashback to laundry tub |

|  |
| --- |
| **Tap ware and Toilet Suites** |
| Flick mixer tap ware to Kitchen sink, Ensuite and Bathroom showers, bath and vanity basins |
| Spindle type tap ware over laundry tubs, washing machine and external taps |
| Vitreous china toilet suite |

|  |
| --- |
| **Floor Coverings** |
| Tiles as noted in the colour scheme |
| Tiles to floor of Entry, Alfresco, Kitchen, Family and Meals, Bathroom, Ensuite, Powder Room and Laundry (except where laundry is situated in garage) |
| 200mm (minimum) skirting tile to bathroom, ensuite, WC and laundry (except where laundry is situated in garage). |
| Carpet to Bedrooms, Robes, WIR, Level 1 landing and hallway, and stairs |

|  |
| --- |
| **Electrical** |
| One Down light to Porch, Entry, Meals, WC, Bathroom and Ensuite |
| Two down lights to living area and bedrooms |
| One Round Fluorescent light fitting to Kitchen |
| One Fluorescent light to Garage. |
| One Fluorescent light to Alfresco. |
| One light to under stairs |
| One ceiling fan to Bedrooms |
| One exhaust fan to bathrooms and WC’s with no windows |
| Two Double power points to kitchen |
| One single power point each for fridge, dishwasher, microwave |
| Two double and one single power point (TV) to Bed 1. |
| Two double power points for Bedrooms 2 and 3 |
| One single power point to all remaining rooms and upstairs hallway (excluding WC/Powder Room) |
| One single power point for garage door motor |
| One TV antenna provided |
| One TV point to Living and Bed 1 |
| One Integrated electrical switchboard and Network Termination Device (NTD) and Power Supply Unit (PSU) for connection to future NBN |
| One Phone/Data point to Living, Kitchen, Bed 1 and Study (if applicable) |
| Smoke detectors as required by authorities. |
| One external isolating switch for each air conditioning unit |
| One External isolating switch for electric hot water system |
| Split reverse cycle 7KW Air-conditioner or equivalent to Family |
| Split reverse cycle 2.5KW Air-conditioner or equivalent to Main bedroom |
| Data cabling to be Cat 6 standards |
|  |
| **Painting** |
| Internal walls – three-coast application (1 coast undercoat and 2 coats of low sheen paint) |
| Two-coat application to ceilings |
| Two-coat application to all internal doors and mouldings in gloss enamel grade paint |
| Two - coat system to all external Doors and Frames in gloss |
| Two coats to External soffits, Alfresco, porch ceilings and lightweight cladding in washable low sheen grade paint |
|  |
| **Plasterboard** |
| 90 mm cove cornice |
| Ceiling intersections/square setting to bulk heads |
| Laundry and WC walls lined with 10 mm water resistance plasterboard |
| Bathroom and Ensuite walls lined with 6 mm villa board |
|  |
| **Internal Finishes** |
| Internal doors: Hume Doors Oakfield, or equivalent |
| Lever door handles to all internal doors: Whitco Lever polished stainless steel, or equivalent |
| Door catches from Builder’s standard range |
| White Birch Vinyl sliders with aluminium frames to Linen and Bed 2 & 3 Robe doors |
| Bed 2 & 3 Robes ‐ Single shelf overhead with chrome hanging rail and 1 bank of 4 x 450mm wide x  16mm thick white melamine shelves evenly spaced |
| WIR – 16mm White melamine shelving and chrome hanging rod |
| Vertical blinds to all sliding aluminium windows and doors (excluding Bathroom, Powder Room/WC & ensuite windows) |
| Venetian blinds to Bath, Powder Room/WC and Ensuite windows. |

|  |
| --- |
| **Energy Rating and Insulation** |
| 6 Star energy efficiency rating |
| Ceiling Insulation to meet 6 Star energy efficiency requirements |
|  |
| **Hot Water System** |
| Rinnai Hotflow Electric HWS, or equivalent |

|  |
| --- |
| **Landscaping and Exterior Finishes** |
| Fully landscaped with turf and gardens to areas nominated by the approved plans |
| Individual driveways finished with coloured concrete |
| Common driveway and parking bay area’s finished with coloured concrete |
| Tiles to porch and alfresco area |
| Fencing as nominated on approved plans- various materials to be used |
| External garden tap |
| Wall, ground or fence mounted folding clothes line |