

Marketing Inclusions List

External

- M-Class Waffle Pod Concrete Slab, designed and certified by structural engineer (includes pump for slab only).
- Integrated concrete slab to porch (subject to design).
- 90mm thick stabilised pine timber frame, roof trusses, and 300mm high engineered floor joists in accordance with AS 1684.
- 22.5 degree roof pitch (subject to design). 450mm wide perimeter eaves (subject to design).
- 2 x garden taps (one to front and one to rear of home).
- Face bricks from builder's standard range with off white mortar.
- Modern weatherboard cladding or feature timber cladding to partial façade and rear elevation (subject to design).
- Barrier system to perimeter of slab and penetration points in accordance with AS 3660.1.
- Main roof - concrete roof tiles from builder's standard range (subject to design).
- Secondary roof - Colorbond® metal sheet roofing (subject to design).
- Colorbond® fascia, gutter and barge.
- Downpipes - 90mm PVC painted round downpipes (to accommodate charged systems).
- Gas continuous flow 26L hot water system (subject to gas availability).
- Aluminium awning windows to front façade and aluminium sliding windows to remainder with standard powdercoat finish colours (subject to design).

Internal

- 1 x Internal gas bayonet heating point (subject to gas availability).
- R3.0 glasswool batts to ceilings and 2.0 glasswool batts to external walls (including internal dividing wall between house and garage). Excludes garage external walls and garage ceiling.
- 90mm cove cornice throughout home.
- 2440mm ceiling height to ground and first floor.
- Built-in-Robes/Walk-in-Robes - 1 x white melamine shelf and single hanging rail (as per standard plan).
- Linen - 4 x white melamine shelves (as per standard plan).
- Broom Cupboard - 1 x white melamine shelf (subject to design).
- Under stairs storage - Flush panel 2040mm high hinged door (selected double storey designs only). Excludes plasterboard lining and floor coverings.
- 42mm high MDF half splayed skirting and architrave mouldings.
- Staircase with decorative stainless steel balustrades with maple timber handrail and newel posts. MDF closed treads and risers suitable for carpet (double storey designs).

Kitchen

- Laminated cabinetry doors and end panels white melamine lined interior (subject to design).
- Laminated squareform benchtop and white melamine lined interior (subject to design).
- 1 and a half bowl stainless steel sink with basket waste.
- Chrome finish single lever mixer tap



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- Stainless steel handles from builder's Modern Range.
- Provision for dishwasher connection points.
- 600mm stainless steel gas cooktop (subject to gas availability).
- 600mm stainless steel underbench oven.
- 600mm stainless steel undermount/slide-out rangehood.

Bathroom/Ensuite/Powder Room

- Sealed waterproofing membrane to standard wet areas as required.
- 1500mm or 1650mm long designer acrylic bathtub with bath hob (subject to design).
- Semi-framed clear glazed shower screen with pivot door (subject to design).
- Half floating fully laminated vanity units with white acrylic moulded vanity top (vanity sizes subject to design).
- Stainless steel handles from builder's modern range.
- Polished edge mirror(s) over vanity.
- Vitreous China close-coupled toilet suite.
- Chrome finish bathroom accessories from builder's modern range (single towel rail to shower(s) and toilet roll holder to toilet suites).
- Exhaust fans to main bathroom and ensuite.
- Chrome finish tapware throughout.
- Chrome floor wastes throughout.

Laundry

- 45L stainless steel laundry tub with white metal cabinet.
- Chrome finish single lever mixer tap, with hot and cold washing machine taps including screw hose fittings.

Paint

- 2 x coats of low sheen acrylic to walls (one colour only).
- Flat acrylic to all ceilings (one colour only).
- Gloss enamel to all woodwork and doors (one colour only).
- Acrylic finish to exterior timber and metal work, downpipes, meter box and infills to blend with brickwork.

Tiles

- Tiled Kitchen splashback to underside of rangehood and overhead cupboards. Selection from builder's modern range.
- Tiled laundry splashback to tub. Selection from builder's modern range.
- Floor tiling to wet areas as per standard house design. Selection from builder's modern range.
- 2000mm high wall tiling to shower recess, tiled bath hob including 500mm high over bath, and 200mm high skirting tiles to remainder. Selection from builder's modern range.
- Selected tiles within the builder's modern range may incur additional labour/cleaning depending on size of tile.



Door & Door Furniture

- 2040mm high x 820mm wide external grade entry door in paint finish.
- 2040mm high x 820mm wide external grade laundry external door in paint finish.
- Aluminium sliding doors with standard powercoat finish colours where specified (subject to design).
- Flush panel internal room doors 2040mm high doors in paint finish (as per standard plan).
- Flush panel robe/storage doors 2040mm high doors in paint finish (as per standard plan).
- Colorbond sectional overhead garage door with standard manual lock and brickwork over (subject to design).
- Level type entrance set and deadbolt to front entry door and to laundry external door (subject to design).
- Internal lever handles from builder's standard range.
- Internal garage access lever type passage set.

Electrical

- Standard bayonet fitting to each room throughout.
- Standard bayonet fitting to porch, alfresco and balcony (subject to design).
- 1 x double power point to each room throughout / 2 x double power points to kitchen / single power points to appliances, fridge space, microwave and dishwasher provisions only (subject to design).
- NBN conduit (provision only) located at the discretion of electricians, including 1 x double power point.
- 2 x TV points.
- 1 x telephone point and 1 x datapoint.

Austere Exclusive Turnkey Inclusions

- 'Coloured On' concrete driveway between the front boundary and the garage with a matching front path joined to the front porch (subject to design and subject to the plan).
- Buffalo turf including soil under to the front and rear yards.
- Garden beds including excavation, garden mix and mulch.
- Surface pits to lawn.
- Surface drain under pebbles.
- Daytek single fold-down clothesline supported on posts to the rear yard.
- Sandford Letterbox supported on post.
- 1800mm high Colorbond fencing to left, right and rear boundaries including a block off and single gate to the dwelling.



Exclusions

Unless otherwise specified in the New Home Tender, the following items are excluded.

- Section 94 Contributions.
- Connection of services exceeding 10m.
- Rock excavation.
- Retaining walls.
- Tree removal.
- Drop edge beam to contain fill.
- Internal stepdown to concrete slab.
- Sewer zone of influence piling and encasement.
- Bushfire requirements.
- Acoustic requirements.
- Additional requirements as per Council/CDC, statutory and other developer design guidelines.
- Applied finishes to front façade are for design illustrations only. Standard face brick to façade options unless otherwise specified.
- Pricing is subject to land registration, borehole report, contour survey, and receipt/conditions of Section 149 Certificate and 88B instrument.

General Conditions

- This inclusions list does not denote an offer and is subject to change.
- The final inclusions list will be finalised and confirmed at contract stage in the Tender/Quotation that will be provided by the builder.
- All items listed in reference to this inclusions list are subject to design and individual standard plans.
- The Builder reserves the right to change prices, revise standard plans and amend inclusion listed items without prior notice. Photographs depicted in any marketing collateral and brochures are for illustration and marketing purposes.
- Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation.
- This list is accurate as of 26/5/18