

## GOLD INCLUSIONS LIST

### DUAL LIVING V26.9.18



#### EXTERNAL WORKS

- Landscaping - turf and garden beds
- Exposed aggregate to driveway and paths
- Alfresco - builders preference - may include exposed aggregate unless specified as per engineer
- Fan in alfresco area
- Butted paling fencing to side and rear boundaries (where there is no existing fence)
- Full perimeter termite treatment and penetration collars to Australian standard 3600.1(2000)
- 2 x clothes line, 2 x letterbox
- 2 x antenna (when required)

#### FRAMING AND EXTERNAL FEATURES

- Frames and trusses to engineers design
- Builders range of face bricks, render or cladding depending on chosen front facade
- Powder coated sheet metal roof
- Powder coated sheet metal fascia and gutter
- Powder coated sheet metal panel garage doors with remotes
- 2440mm ceiling height

#### WINDOWS

- All windows are powder coated aluminium from builders standard colours
- Roller blinds to all living areas and bedrooms
- Barrier screens to all doors & windows

#### ELECTRICAL

- 1 x 6.4kW split system A/C to living area in dwelling A and dwelling B
- 1 x 2.5kW split system A/C to main bedroom in dwelling A - N/A for dwelling B
- 2 x TV and phone points in dwelling A and dwelling B
- All power points to be double throughout
- Light fittings to be supplied and installed
- Smoke detectors wired to a 240v supply - to comply with AS BCA 3.72 and 3786-1993
- Safety switch to meter box - separately metered electricity and water
- USB plugs to kitchen x1 and main bedroom x2

- NBN ready to dwelling A and dwelling B (basic provision where available)

#### INSULATION / ENERGY EFFICIENCY

- R2.5 Insulation batts to ceiling excl. alfresco & porch
- Sarking to roof and all external walls
- Ceiling fans to all Living areas and Bedrooms
- Weather strips to external doors as required

#### FLOOR COVERINGS

- Builders range - designer tiles to all wet, entry, kitchen and dining areas - living area as per plans
- Tiled splash backs to kitchen and laundry
- Builders range - carpet to all bedrooms & lounge/media as per colour selection

#### DOORS AND ROBES

- Front door - hume XN5 - glazed clear
- Internal doors - moulded panel doors fitted with lever door furniture from builders range
- Vinyl sliders to all robe doors and linen doors where applicable
- Linen cupboard has 4 shelves, broom cupboard has 1 shelf, and all bedroom robes have 1 shelf with Chrome hanging rod

#### KITCHEN

- Westinghouse or similar cooktop in dwelling A and dwelling B (600mm)
- Westinghouse or similar stainless steel electric under bench oven in dwelling A & dwelling B (600mm)
- Westinghouse or similar stainless steel dishwasher in dwelling A - No dishwasher in dwelling B
- Westinghouse or similar slide out range hood (built in to existing overhead cupboards)(600mm) in dwelling A and dwelling B
- 1 3/4 Bowl stainless steel sink in dwelling A
- Single bowl stainless steel sink in dwelling B
- 20mm engineered stone bench tops as per builders colour selection
- Kitchen bulkhead to existing overhead cupboards including 2x down lights

- Builders range laminated doors and 1x bank of drawers with white melamine shelving to all cupboards and pantry
- Overhead cupboards over cooktop bench

#### BATHROOM, ENSUITE AND LAUNDRY

- All vanities have 20mm engineered stone tops and laminated doors with semi recessed basins selected from builders range
- Clear glass framed shower screens
- Frameless mirrors above vanities
- Close coupled toilet suites or similar
- 1500mm nominal acrylic bath (If specified on plans)
- Free standing 45 litre laundry tub and cabinet in dwelling A
- Size specific laundry tub and cabinet in dwelling B
- Exhaust fans to bathroom and ensuite
- Energy efficient electric hot water system in dwelling A
- Energy efficient electric hot water system in dwelling B
- Obscured glass to bath, ensuite and WC windows

#### PAINT AND LININGS

- 10mm Gyprock to all ceilings and walls - 6mm villa board to all wet areas
- 90mm cove cornice throughout - 50mm to robes
- 4.5mm FC sheeting to patio area and alfresco
- 42mm x 12mm builders range architraves with 68mm x 12mm skirtings (splayed profile)
- Premium Dulux paints 3 coat system throughout
- 1 Sealer coat and 2 coats low sheen premium on walls
- 1 Sealer coat and 1 coat flat finish on ceilings
- 1 Sealer coat and 2 coats semi gloss acrylic on all woodwork

#### FEES AND WARRANTIES

- Standard building approval fees and charges - soil test and engineering
- Twelve month maintenance period
- Twenty year structural guarantee
- All insurances during construction process

QBCC: 1218048 All products are subject to availability at the time of ordering and are subject to change to equal or better products at the discretion of the builder

## GOLD PACKAGE HIGHLIGHTS ★★★



- 20 Year Structural Guarantee
- Light Fittings and Ceiling Fans
- Stone Bench Tops
- 600mm Appliances
- Complete Landscape Package
- 1 x A/C to Living Area  
1 x A/C to Main Bedroom  
\*Applicable to both Dwellings
- Barrier Screens to all Doors & Windows
- 2440mm Ceiling Height

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