Standard Inclusions

Client:

Address:

House Type:

We would like to confirm our discounted Fixed Price Construction Cost for your "_____" Residence of __ bedrooms, _____ garage, gas ducted heating, evaporative cooling and landscaping.

The total price includes all "Investor Pack" inclusions as per our requirements and extras ready for tenant occupation.

PRE-CONSTRUCTION	• Site Analysis- incl. soil test, survey plan and property information • Building Permit application and fees • Termite Protection as per Council Regulations • OH&S & Council requirements incl. temp fencing, sediment control, site toilet • Bushfire Assessment Report and applicable upgrades to BAL 12.5 to comply with Government Regulations • Provide electricity, water, storm water, sewer and gas connections. *(note: all connections must be available) (Up to 800sqm standard block)* • Site costs • Engineered concrete waffle slab. Up to "P" Class.
BRICKS/ROOFING	• Selection of concrete roof tiles or colorbond from Builders range • Selection of bricks from Builders range. • Brick or render above garage & brick above facade windows. Painted FC sheet over remaining windows and doors. • Colorbond fascia, gutter and downpipes.
FAÇADE	• Choice of façades as shown on plans
WINDOWS/FLYSCREENS	• Aluminum powder coated sliding windows with locks, including fly screens to all opening windows & Flydoors to Alfresco and Laundry sliding doors. • Obscure glass to WC, bathroom and ensuite.
HOT WATER UNIT	• Solar hot water system with one panel **OR** if Recycled water connection is required the Solar hot water will be replaced with a standard instantaneous hot water unit.
HEATING/COOLING	• Gas ducted heating • Ducted evaporative cooling
INSULATION	• R2.5 batts and sisalation to external walls and up to R6.0 batts to ceilings or as required for 6 star).
GARAGE	• Sectional panelift door including motor and 2 remotes
SAFETY SWITCH	• 1No. Safety switch in meter box.

Builder Initial:
Client Initial:

Standard Inclusions

DOORS/SECURITY	• 1No. Painted entrance door with translucent glass panels 2040mm high x 820mm wide. • Translucent glass to entry door sidelight (design specific) • Flush panel internal doors throughout (including white air cushion stops). • Internal access door from garage to entry hall (with key lock) • Aluminium sliding door to Alfresco • Aluminium sliding door to Laundry
DOOR FURNITURE	• Internal chrome lever handles throughout • External chrome lever handle with key lock to Entry door
KITCHEN	• Laminate bench tops to kitchen • Laminate base and overhead cabinetry incl. drawers • Chrome cabinet handles • 600mm stainless steel under bench oven • 600mm stainless steel concealed fixed range hood • 600mm stainless steel cooktop • 600mm stainless steel dishwasher • Stainless Steel 1 ½ bowl kitchen sink with mixer • Tiled splashback
DOOR FURNITURE	• Internal chrome lever handles throughout. • External chrome lever handle with key lock to Entry door
BATHROOM/ENSUITE/WC	• Acrylic bath to bathroom • Chrome mixer taps & shower heads • Closed coupled toilet suites with ceramic cisterns • Laminated vanity units. • Chrome cabinet handles. • Chrome toilet roll holder and towel rails • Polished edge mirror behind vanity • Ceramic basins. • Tiled skirting • Tiled shower bases • Clear glass semi-frameless shower screen with pivot door.
LAUNDRY	• Laminate cabinet with stainless steel trough and tiled splash back • Chrome mixer tap.
PANTRY/LINEN	• 4No. X 450mm deep melamine shelves to linen and pantry. • Broom Cupboard to linen in laundry (Plans specific*)
WARDROBES	• 1No. 450mm deep melamine shelf with chrome hanging rail to all WIR and robes.
PAINT	• Low sheen to all internal walls, ceiling & semi-gloss to skirting, architraves and doors.
TILES/ FLOOR COVERINGS	• Ceramic wall tiles to kitchen, bathroom, ensuite and laundry from Builders Range • Porcelain or ceramic floor tiles to kitchen/meals, bathroom, ensuite, WC, entry and laundry from Builders Range • Carpets to remainder throughout from Builders Range

Builder Initial:
Client Initial:

Standard Inclusions

ELECTRICAL	• Electricity run in up to 15 meters. • Provide LED lights, power points, smoke alarms and exhaust fans as per plans. All accessories are white. • Fluorescent tube light to Garage • 2No. Telephone point to Master Bedroom and Kitchen. • 3No. TV Points to Family, Master Bedroom & Theatre • Antenna in roof • Basic NBN connection as per estate guidelines. • 2No. external Spotlights to rear and side.
GENERAL	• 2400mm ceiling height • 67mm x 18mm MDF beveled edge skirting and architraves • 10mm plasterboard to walls/ceiling and a 75mm cove cornice
WINDOW COVERINGS	• Block out Blinds to all windows and glass sliding doors - Builders range
FENCING	• Standard 1.8 high fence — half share only (as per developer's guidelines). • Gate / Wing fence (to fencer's discretion)
LANDSCAPING	• Instant turf to front and rear yards. • Lawn seed to nature strip. • Garden beds with plants and mulch as per plans.
DRIVEWAY & EXTERNAL	• Exposed Aggregate concrete to driveway and path to front entry up to 30m2. • Exposed Aggregate concrete to Portico • Colored concrete pad from laundry door to clothesline. • Colored concrete to Alfresco • Toppings to remainder of house perimeter
CLOTHESLINE	• Wall mounted clothesline.
LETTERBOX	• Precast concrete letterbox with numbers(s) – Builders range.
OTHER	• Council Fees including Asset Protection Fee & Bond • 6 Star Energy rating. • Recycled water to be connected to all sanitary flushing systems within the building. **Only applicable if required by estate guidelines.** **If required, solar hot water unit will be replaced with standard hot water unit.**

Builder Initial:
Client Initial: