TURNKEY INCLUSIONS

HOUSE AND LAND

GENERAL

Fixed price contract

Fixed price site costs including rock excavation

Survey and drafting plans

All permits as required by Building Regulation

Engineer designed foundations

All service connections (excluding consumer account opening and fibre

optic connection if applicable)

Home owners warranty

12 months maintenance period

House fully cleaned on completion

6 Years structural guarantee

CONNECTIONS

Stormwater, sewer & underground power included

Telephone & electricity standard: connection fees by owner

EXTERNAL INCLUSIONS

Waffle slab as per engineers design

Concrete roof tiles from Alice roof tiles, as per colour document

Colorbond fascia, gutter and downpipes

Austral Bricks (Builders Range) as per colour document

Natural colour mortar with rolled joints

Full Brickwork infill above all windows and doors, including garage door

Plaster lined ceiling to outdoor living with 75 mm cornices (if applicable)

Colour sealed concrete driveway and 1m wide path around the house

Stylish two colour render to the front of the house (piers, garage, above entrance door)

INTERNAL INCLUSIONS

F5 Pine wall frame and engineered roof trusses

2700 mm ceiling height

10mm Boral plasterboard to walls, 10mm super span Boral plasterboard to ceiling, water resistant plasterboard to wet areas and 75mm squatia cornices

67mm single bevel architrave and skirting boards throughout

Melamine shelf with 1 hanging rail to bedroom wardrobes

GARAGE

Colorbond sectional garage door with motor and 2 remotes & wall mounted remore.

Pedestrian weatherproof door (product specific)

Flush panel internal access door to the garage (plan specific)

Concrete floor (poured as part of slab)

WINDOWS

Obscure glazing to ensuite, bath and WC

Aluminium sliding windows (unless an alternative is required due to the energy rating) Builders Range with keys and locks

DOORS - EXTERNAL

Feature Gainsborough entry door 2040 mm x820mm or 920mm with or without frosted or clear glass inserts (per colour selction)

Gainsborough trilock entry set to front door

Entrance set to all external hinged doors

DOORS-INTERNAL

Stylish flush panel doors 2040mm high throughout (2 coat trade glóss)

Flush panel sliding doors 2040mm high to wardrobes

Amelia lever chrome door handles to all internal doors with privacy laches to bathrooms and toilets

HEATING

Banaire gas ducted heating to all bedrooms, bathrooms and living areas. Up to 8 points with wall mounted thermostat

FLOOR COVERINGS

Quality Ceramic wall tiles to wet area as required to bathroom and ensuite (Builders Range)

Quality Ceramic floor tiles or 12mm laminate flooring to meals, kitchen, entry and hallway Builders Range—size allowance up to 500x500mm

300 mm tiled splash back to vanities, 500 mm high behind bath and up to 1800 mm high behind shower. (Décor not included)

Stylish carpet to balance of the home (bedrooms)

ELECTRICAL

Double power points to all bedrooms

Down lights to opening areas as per plan (Up to 22 downlights)

Batten holder light fixtures with shades to reminder of home

Flood light with sensor outside laundry and above front garage door

Led downlight to front porch

2 wall mounted lights to front piers

White wall mounted switches

Hardwired smoke detectors with battery backup

Safety switch to meter box, switchboard to external

2 TV antenna points

1 prewired phone point

67mm single bevel architrave and skirting boards throughout

1 Melamine shelf with 1 hanging rail to bedroom wardrobes

NBN Conduit from meter box to garage

KITCHEN

Baumatic Premium 900 mm stainless steel freestanding oven with cook top

BaumaticPremium 900mm stainless steel slide out or canopy rangehood

Premium laminate bench tops (square edge), cabinets, including overhead cupboards

Designer chrome handles round or square finish

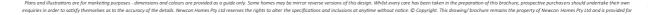
Double bowl stainless steel sink

Modern mixer tap

Fully tiled splash back

2 melamine shelves to pantry









































TURNKEY INCLUSIONS

HOUSE AND LAND

LAUNDRY

45.6 Litre Stainless Steel Trough with cabinet underneath

Chrome set mixer and chrome washing machine stoppers

ENSUITE

Stylish rectangular above counter basin

Gloss or matt look laminate cabinet with square edge laminate bench top

Chrome handles

Semi frameless designer shower screen with clear glass

Round white ceiling exhaust fan above shower

Acrylic or tiled shower base

Modern mixer tap

Mirror to full length of the vanity with aluminum frame

4 star toilet suite

BATHROOM

Stylish rectangular above counter basin

White acrylic bath

Chrome basin set

Chrome handles

Gloss or matt look laminate cabinet with square edge laminate bench top

Semi frameless designer shower screen with clear glass

Mirror to full length of the vanity with aluminum frame

Round white ceiling exhaust fan above shower

Acrylic or tiled shower base (plan specific)

Mirror to full length of the vanity with aluminum frame

WC / POWDER ROOM

Round white ceiling exhaust fan

4 star toilet suite

PAINT

Doors -Two Coat trade gloss

Painted woodwork- 1 undercoat. Two coat gloss

Plaster Ceiling- 2 Coats of Flat acrylic

Plaster walls-2 Coats Washable flat acrylic

ENERGY EFFICIENCY

6 star energy rating

Solar hot water system with solar panel on roof or recycled water (depending on the area)

Insulation bats to external walls and ceiling as per "Six Stars Rating" requirement

LANDSCAPING

Front and back landscaping (combination of plants, pebbles, bark. top soil and seeds to the rear of the house)

Full timber fence around the house where applicable including wing fence

Letterbox pillar (Builders Range)



UPGRADE/S—INCENTIVE/S

Single Holland Blinds throughout—Builder Range

Baumatic Stainless Steel Dishwasher

Bonaire Evaporative air-conditioning throughout (up to 7 points)

Stone bench top to kitchen

Flyscreens to all openable windows





