



INCLUSIONS LIST



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SITE INCLUSIONS • KITCHEN • LAUNDRY • BATHROOM & ENSUITE

INTERIOR • EXTERIOR • SERVICES & SUSTAINABILITY

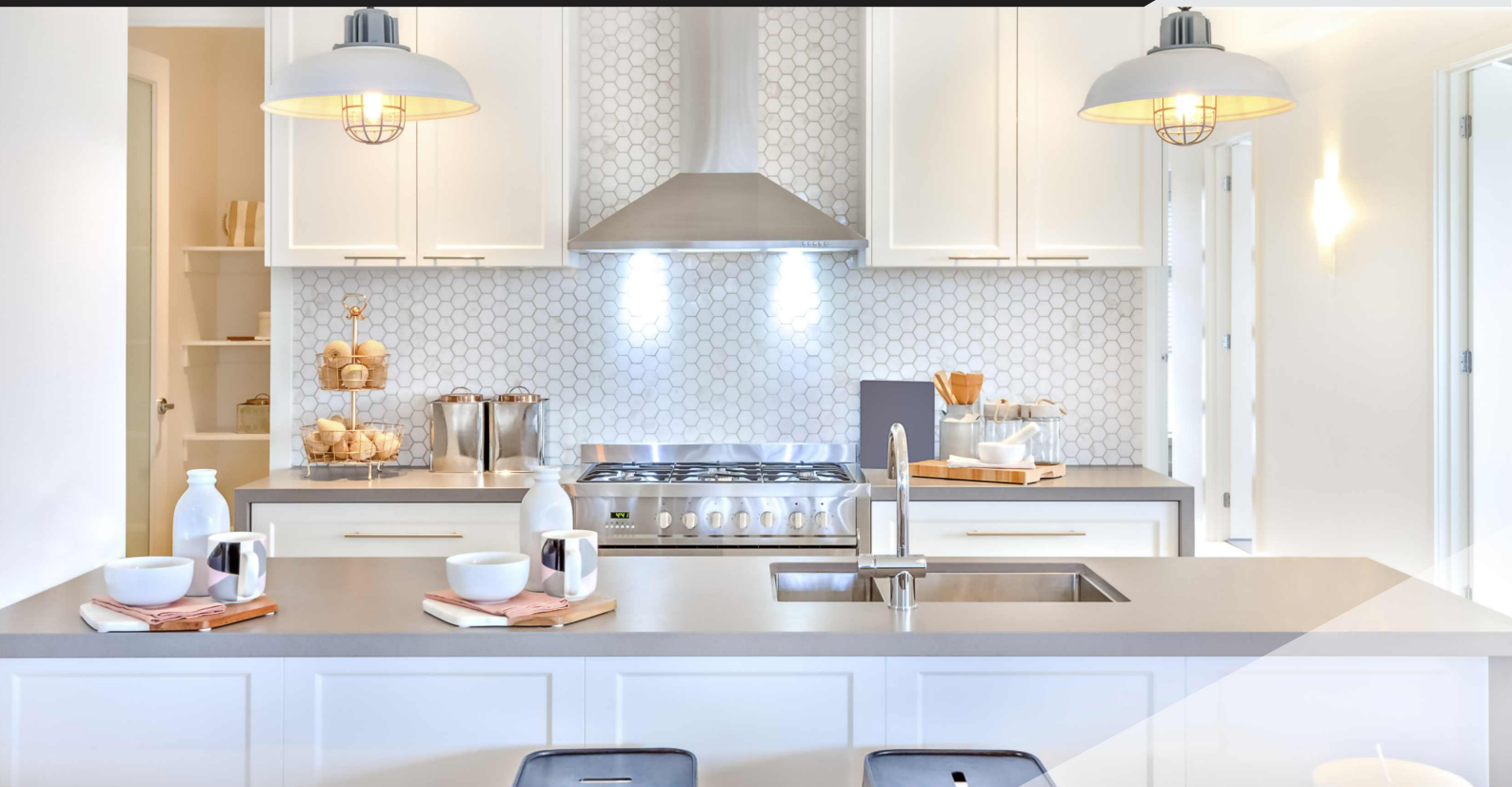


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SITE INCLUSIONS

Slab	Up to "H1" Australian standard engineered slab
Frame	90 mm treated structural timber wall framing and pine truss roof
Basix	Standard BASIX requirements with up to 3000L slimline water tank.
Council	Standard CDC fees and requirements
Earthworks	Provide balanced cut and fill up to 1.0m to achieve a level building platform.
Piering	Concrete pier up to 70 linear meter.
Pump	Concrete pump
Sewer Connection	Sewer connection to junction at front / rear within boundary
Stormwater Connection	Provide 100mm stormwater connection to street / easement*
Power Connection	Underground power - 3 phase provision included (where applicable).
Site Fencing	Standard security fencing
Planning	<ul style="list-style-type: none"> - 10.7 Certificate. - Waste management Plan - Erosion and Sediment Control Plan - Neighbour Notification Plan





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KITCHEN

Oven	600 mm electric oven
Cooktop	600 mm gas cooktop
Rangehood	600 mm canopy rangehood
Microwave	Provision for power connection - design specific
Dishwasher	600 mm Kleenmaid Dishwasher
Tapware	Chrome sink mixer
Sink	1 & 1/2 bowl stainless steel sink
Splashback	Tiles to underside of rangehood only
Benchtops	Laminated benchtop
Joinery & Handles	Laminate joinery in two colours with designer handles
Soft Closers	To all kitchens and bathrooms drawers and doors
Pantry	Four shelves in white melamine w- design specific





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Tapware	Chrome finish tapware
Mirrors	Full vanity width frameless mirror
Tiling	Wall tiles to shower recess, with floor tiles and skirting tiles throughout
Vanity & Handles	Floating designer vanity in one colour only with designer handles
Bath	Free standing bathtub
Shower	Semi-framed clear glass pivot shower doors
Toilet Suite	Close coupled - soft close seat
Exhaust	Externally ducted exhaust fans including self-cleaning air flow draft stoppers
Accessories	600 mm chrome double towel rail and toilet roll holder



BATHROOM & ENSUITE



Tapware	Chrome laundry mixer
Tub	45L stainless steel tub and coated metal cabinet with concealed by-pass
Splashback	Tiles to two tile height over laundry tub
Tiling	Tiles to floor with skirting tiling to perimeter
Floor Waste	Floor waste to wet area

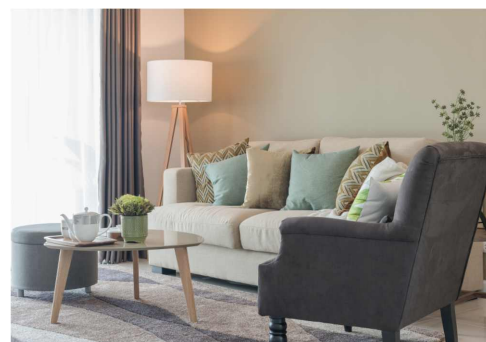
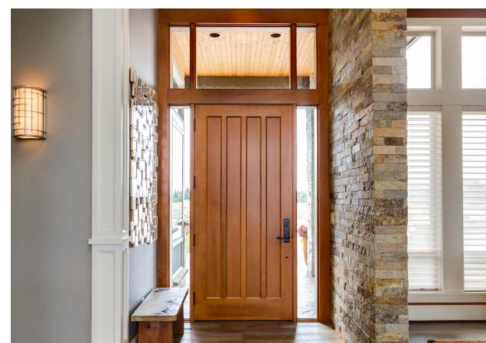
LAUNDRY



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Front Entry	Choice of 5 obscure glass entry doors with obscure sidelights - design specific
Door to Laundry	Fully glazed hinged door or aluminium sliding door - design specific
Door Furniture to External	Lever lockset in brushed satin chrome with deadbolt
Doors	2040 mm flush panel internal doors including linen, laundry & pantry with smooth paint finish - design specific
Door Furniture	Lever set to internal passage & robe doors in brushed satin chrome
Robes Master Suite	1 shelf rail in white melamine & hanging rail
Robes Other Bedrooms	Mirror sliding doors with 1 white melamine shelf & hanging rail
Linen	4 white melamine shelves
Skirting & Architraves	Profiled 67mm architrave and skirting with paint finish
Cornice	90 mm Cove cornice
Ceiling Height	2450 mm
Paint	Two coat system to all internal walls and woodwork
Staircase	MDF treads and MDF risers Balusters from the standard builder's range

INTERIOR





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Facade	Standard range facade
Roof Pitch	22.5° roof pitch - design specific
Roof Tiles	Boral concrete colour applied roof tile from builder's range including medium duty sarking
Fascia & Gutters	Colorbond fascia and slotted quad gutters
Cladding	Standard fiber cement cladding
Garage Door	Panelift Colorbond motorized sectional door, incl 2 remote control units
Bricks	Face bricks with off-white mortar
Windows & External Doors	Trend sliding aluminium windows including keyed window locks Hume entry door in paint-grade finish with translucent glazing
Alfresco	Plasterboard ceiling with splayed timber moulding. Waffle pod concrete slab. 2 light points.
Wall Insulation	R2.0 batts to external walls incl. internal garage wall
Ceiling Insulation	R3.0 batts to under roof excl. garage & alfresco
Termite Protection	Perimeter pest control system
Porch	Concrete slab
Taps	Garden taps to front and rear

EXTERNAL

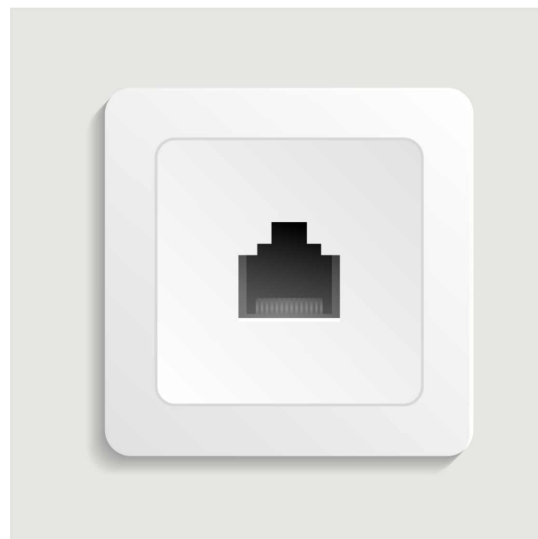




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Hot Water	26L continuous flow system
Electrical	Double power points throughout. Hard wiring to smoke detectors [battery backup] and oven. Earth leakage safety switch with single phase meter box. Smoke detectors interlinked to comply with AS3786
Lighting	Internal light points with light fittings, external light points to entry & laundry area - design specific.
Exhaust Fan	Exhaust fan provided where required for ventilation purposes
TV & Phone	Single storey home with 2 TV points & 1 Data point Double storey homes with 3 TV points & 1 Data point
Gas	Single gas connection. (subject to availability)
Certificates	Pest Control certification, structural engineer's certificate for concrete slab, site contour survey, setout survey and identification survey
Fees & Requirements	Home Owner's warranty. Water Authority fee. Complying Development certificate fees. Long service levy. Standard council fees and requirements. 10.7 certificate. Soil test by engineer
Others	90-day maintenance period Basic scaffolding, railing and roof scaffolding as per OH&S requirements subject to site conditions

SERVICES & SUSTAINABILITY





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