

## STANDARD INCLUSIONS

### STANDARD

- ✓ Soil test
- ✓ Site feature survey
- ✓ Engineering design for concrete slab
- ✓ Working drawings
- ✓ Contract documentation

### SERVICE CONNECTIONS

- ✓ Site costs and connections are based on an allotment of up to 650m<sup>2</sup>, maximum 5m front setback
- ✓ Sewer and water permits
- ✓ Building permit allowance
- ✓ Single phase underground power (Up to 12m)
- ✓ Water connection, dry tapping (Up to 10m to same side of street)
- ✓ Gas services line and meter connection (Up to 20m) (Please note this does not include electricity and telephone consumer account opening fees)

### FOUNDATIONS

- ✓ Engineer designed "M" class **quality conventional raft slab** including porch with 172mm step down
- ✓ Up to 300mm of fall over building platform
- ✓ Part A and B termite treatment where required
- ✓ Temporary fencing to front boundary (Up to 30m)

- ✓ Garage external access door: Flush panel solid core door (Design specific)
- ✓ 2040mm high flush panel door to garage for internal access (Design specific)
- ✓ Garage with concrete floor
- ✓ Plaster lined ceiling

### GARAGE

- ✓ Garage vehicle door: Colorbond **sectional overhead garage door** to front from Essence range.

### FACADE

- ✓ Choice of **3 designer facades**
- ✓ Front entrance door: **Designer Madison PMAD 104** clear glazed, painted Corinthian feature door 2040mm high from Essence range
- ✓ Front entrance door furniture: Chrome plated lever entrance set from Essence range.

### EXTERIOR

- ✓ Choice of clay face bricks from Essence range
- ✓ **Covered Outdoor Entertaining (C.O.E) area under roof line** with 90mm x 90mm painted timber post/s, plaster lined ceiling, 1 batten light point as per working drawings (Design specific)
- ✓ Brickwork on edge window sills
- ✓ Rolled mortar joints with natural mortar

## STANDARD INCLUSIONS

### EXTERIOR CONT'D

- ✓ Aluminium powder coated single glazed windows throughout
- ✓ Concrete roof tiles from Essence range
- ✓ **Window locks** to all openable windows
- ✓ Painted fibre cement light weight cladding infills above all windows and doors
- ✓ Colorbond gutter, fascia and downpipes
- ✓ External door furniture: Choice of chrome plated or satin finish lock sets
- ✓ Laundry door: Half -light, flush panel solid core door
- ✓ C.O.E door: Aluminium sliding door with clear glazing
- ✓ Garden taps: One (1) tap to front at water meter, one (1) tap to rear located near Laundry
- ✓ Concealed plumbing and waste pipes throughout

### STRUCTURAL FRAMING

- ✓ **Ceiling frame height: 2440mm high** to ground floor and first floor
- ✓ Internal door height: 2040mm high
- ✓ Framing: 90mm seasoned pine to Australian Standards
- ✓ Roof trusses: Engineer designed to Australian Standards
- ✓ Lintels and beams: Engineer designed to Australian Standard

### ENERGY CONSERVATION

- ✓ Solar panel hot water system; 175L gas boosted instantaneous with two (2) solar panels
- ✓ Wall insulation: R2.0 insulation batts with R1.3 wall wrap

### ENERGY CONSERVATION CONT'D

- ✓ Ceiling insulation: R3.5 insulation (excluding Garage)
- ✓ Door seals to all external doors (excluding Garage)

### INTERIOR

- ✓ Recessed **bulkhead above Kitchen overhead cupboards**
- ✓ Architrave: 42mm x 12mm single bevel MDF
- ✓ Skirting: 67mm x 12mm single bevel MDF
- ✓ Skirting to wet areas: **100mm tiled skirting** to Ensuite, Bathroom, Laundry from Essence range
- ✓ Cornice: 55mm Cove style
- ✓ Plaster: 10mm to all internal walls and Supaceil to ceilings
- ✓ Plaster: Wet area plaster to Bathroom, Ensuite and Laundry (as required)
- ✓ Internal door furniture: Chrome plated lever sets, flush pulls and hinges
- ✓ Door stops: To all hinged internal doors (as required)

### FLOORING

- ✓ **Laminate timber look flooring** to Entry, Entry Hallway, Kitchen, Walk in Pantry, Meals and Family (Design specific)
- ✓ **Carpet** to Bedrooms, Study, Living and rear hallway (Design specific)

## STANDARD INCLUSIONS

### KITCHEN FEATURES

- ✓ Oven: 600mm **stainless steel Tisira 66L built in oven** with 5 cooking functions and triple glazed door
- ✓ Cooktop: 600mm **stainless steel Tisira 4 burner gas hob** with cast iron trivets and electronic ignition
- ✓ Range hood: 600mm **Tisira** concealed under mount
- ✓ Dishwasher provision with cold water point and power point
- ✓ 1 3/4 stainless steel sink and waste basket
- ✓ Choice of tapware to Kitchen sink
- ✓ Large range of laminate colours for cabinetry
- ✓ Base cupboards: 900mm high x 600mm deep with laminated doors
- ✓ Base drawers: 4 x drawer laminated unit with cutlery insert
- ✓ **Overhead cupboards** above benches to Kitchen and refrigerator space (design specific)
- ✓ Choice of designer cabinet handles from Essence range
- ✓ Kitchen bench top: 32mm **laminated bench top** and laminate doors
- ✓ Large range of laminate colours for bench top including range of finished Edges
- ✓ Walk in Pantry bench top: 32mm laminated bench top and laminate doors (design specific) Pantry: 4 x melamine shelves as per working drawings
- ✓ Splashback: Choice of ceramic tiles from Essence range (Up to 650mm high)

### BATHROOM, ENSUITE AND WC

- ✓ Podium finish vanity with laminate cabinets and recessed kickboard
- ✓ **32mm laminated bench top**
- ✓ Large range of laminate colours for bench top including range of finished edges
- ✓ Recessed Vitreous China basins with overflow and chrome waste plug from Essence range
- ✓ **Polished edge mirrors** to length of vanity (Up to 790mm high)
- ✓ Choice of designer cabinet handles from Essence range
- ✓ Choice of tapware to basins, showers and bath from Essence range
- ✓ **Chrome tapware** to basins, showers and bath from Essence range
- ✓ Modern **semiframeless shower screens** with pivot door (Up to 1830mm high)
- ✓ White poly marble shower bases
- ✓ White acrylic bath from Essence range
- ✓ White close-coupled **toilets with soft close** mechanism, Vitreous China bowl with white dual flush cistern
- ✓ Wall tiles: Ceramic tiles to bath hob and above bath (Up to 400mm high), above vanity to width of vanity (Up to 200mm high), above shower base to top of shower screen from Essence range
- ✓ Ceramic floor tiles from Essence range (Up to 400mm x 400mm)

## STANDARD INCLUSIONS

### HEATING

- ✓ **Gas ducted heating** to all Living areas and Bedrooms

### ROBES AND LINEN

- ✓ 2040mm high flush panel hinged doors to robes
- ✓ 1 x white melamine shelf with chrome hanging rail to robes
- ✓ 4 x melamine shelves to Linen cupboard

### LAUNDRY FEATURES

- ✓ 42 litre **stainless steel trough** with cabinet, bypass and concealed washing machine taps
- ✓ Choice of tapware to Laundry trough from Essence range
- ✓ Wall tiles to width of trough from Essence range (Up to 400mm high)
- ✓ Ceramic floor tiles from Essence range (Up to 400mm x 400mm)

### PAINTING

- ✓ **Three (3) coats** to internal walls
- ✓ Two (2) coats to internal ceilings
- ✓ Three (3) coat gloss finish to internal doors, frames, architraves and skirting's
- ✓ Three (3) coat gloss enamel to Entrance door
- ✓ Two (2) coat flat finish to Eave linings and external cladding (design specific)

### ELECTRICAL

- ✓ Double and single power points are located as per working drawings
- ✓ Fixed batten light fittings are located as per working drawings
- ✓ White **shadow line wall mounted switches** are located as per working drawings
- ✓ **White Ventair exhaust fans with draft damper** to Ensuite, Bathroom and Powder where applicable
- ✓ TV point: One (1) point with coaxial cable to roof area
- ✓ Telephone points: One (1)
- ✓ Interconnected direct wired smoke alarm with battery backup, location as per working drawings
- ✓ RCD safety switch and circuit breaker to meter box

### QUALITY INSPECTIONS

- ✓ Independent quality statutory inspections
- ✓ 20 weeks maintenance inspection
- ✓ 7 years builders warranty insurance