

Inclusions List - Standard

General Inclusions:

- ✓ Fixed price Building Contract
- ✓ 7 year Structural Guarantee
- ✓ Building and Plumbing Fees
- ✓ Construction Insurance and Home Owners Warranty Insurance
- ✓ Connection to services (not including final owner connection fees)
- ✓ Preparation of plans, specifications and building energy rating

Construction:

- ✓ Site cut (+/- 300mm deviation) and fill. Excludes rock
- ✓ Engineered concrete raft slab to suit class 'M' site
- ✓ Termite resistant timber wall frames and roof trusses
- ✓ Colorbond roof, fascia, gutter and Colorbond 100x50 downpipes **or** Concrete tile option at no extra cost
- ✓ Aluminium powder coated windows, sliding doors, security screen doors and flyscreens
- ✓ **\$670** (inc GST) p/1000 for selected face brick with sloped sills to bottom of windows and doors
- ✓ Galvanised lintels with brickwork above windows and doors
- ✓ 2550mm ceiling height
- ✓ Sisalation to external walls

Insulation:

- ✓ R1.5 Batts to external walls and R3.5 Batts to ceiling of living areas

Front Door:

- ✓ Corinthian "Madison Entry Range" (including door stop)
- ✓ Hardware - Nidus "Home" collection series

Internal Doors:

- ✓ Corinthian "Impressions" range (including plastic door stops)
- ✓ Hardware - Nidus "Home" collection series

Skirting & Architraves:

- ✓ 67x18mm MDF craftwood

Garage Door:

- ✓ Automatic roller door, includes x2 remotes (choice of colours)

Plastering:

- ✓ 10mm plasterboard to walls and ceilings, 6mm villaboard to wet areas
- ✓ 75mm scotia cornice

Heating & Cooling:

- ✓ Ducted gas heating to all living areas, excluding wet areas with return air grille
- ✓ Ducted evaporative cooling to all living areas, excluding wet areas

Plumbing:

- ✓ Solar Hot Water Unit with Gas Boost (x1 solar panel roof mounted)
- ✓ Square countertop vanity basins
- ✓ Acrylic bath
- ✓ Laundry - Single 45 litre flushline tub in laminated benchtop unit
- ✓ Kitchen - 1 and 3/4 bowl sink
- ✓ Mixer tapware to Kitchen, Vanity Basins, Laundry, Bath and Showers
- ✓ Shower Rose - Chrome all directional shower arm
- ✓ Dual flush toilet suite
- ✓ Water point for fridge
- ✓ External taps (x2) on building
- ✓ 90mm stormwater lines

Residential - Commercial - Industrial - Private Developments

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Licences

VIC DB-U # 24308

VIC CB-L # 23180

NSW # 224046C



REGISTERED
Building Practitioner

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Electrical:

- ✓ Metering connected to street, up to 10 metres allowed
- ✓ Generous double power points allowed
- ✓ Generous internal light points allowed
- ✓ **\$1,000** (inc GST) allowed for choice of lights
- ✓ 2 TV points connected to one roof antenna
- ✓ 1 Phone/data point
- ✓ 1 Door bell/chime
- ✓ 3 External light points
- ✓ 2 Smoke detectors (hardwired with battery back-up)
- ✓ Exhaust fans above showers

Kitchen Appliances:

- ✓ Gas cook top (600mm)
- ✓ Electric slide-out range hood (600mm)
- ✓ Electric fan forced oven (600mm)
- ✓ Electric dishwasher

Cabinetry:

- ✓ Kitchen – Laminex range benchtops, doors and draws incorporating electric appliance's and cooktop. Full height overhead cupboards with MDF pelmet above
- ✓ Bathroom & Ensuite – Laminated vanity units with post formed bench tops
- ✓ Full Height Robes – Melamine fixed shelf with hanging rail including open divided shelving. Dual sliding doors, one mirrored and one vinyl
- ✓ WIR - Melamine fixed shelf with hanging rail with open divided shelving
- ✓ Linen - Melamine open divided shelving with dual vinyl sliding doors

Bathrooms & Ensuite:

- ✓ Chrome framed, clear glass shower screen and pivot door
- ✓ Full width mirrors to vanity units with polished edges
- ✓ Builders range double towel rails and toilet roll holders

Finishes:

- ✓ **\$30** (inc GST) per square metre for selected Ceramic Tiles to Kitchen and wet areas
- ✓ Tiled splashbacks to Kitchen, Laundry and Vanity Basins
- ✓ Tiled skirtings to Bathroom, En-suite, WC and Laundry
- ✓ **\$45** (inc GST) per square metre for selected Carpet to remainder of living areas
- ✓ Painting throughout. Gloss finish to all internal timber work and trims
- ✓ 1 painted feature wall

External:

- ✓ Concrete driveway to street. Up to 10 metres allowed
- ✓ Concrete paving to Entry
- ✓ Letterbox
- ✓ Wall mounted clothesline

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What we call “standard”, other builders call “extra”. Don’t be fooled!

- ✓ H2 termite resistant timber wall frames and roof trusses. No need for toxic chemicals around the home
- ✓ Colorbond roof, fascia, gutter and Colorbond 100x50 downpipes **or** Concrete tile option at no extra cost
- ✓ Security screens to sliding doors
- ✓ Galvanised lintels with brickwork above windows and doors
- ✓ 2550mm ceiling height
- ✓ 67x18mm MDF architraves and skirtings
- ✓ **\$1,000** for your choice of downlights and lights
- ✓ Automatic roller door, includes x2 remotes (your choice of colours)
- ✓ 75mm scotia cornice
- ✓ Ducted heating and cooling throughout
- ✓ Massive power point and light point allowance
- ✓ Full height Kitchen with cooktop, oven, range hood and dishwasher included
- ✓ Obscure glass to WC’s, Bath and En-suite
- ✓ Laundry sink inserted into fixed joinery bench unit
- ✓ Modern vanity basins with mixer tapware to all basins and sinks
- ✓ Modern lever handle door furniture
- ✓ Water point for fridge
- ✓ Front door bell / chime
- ✓ Fully fixed shelving to robes complete with sliding vinyl doors and mirrors
- ✓ Full width mirrors to vanity units with polished edges
- ✓ Ceramic tiles and carpet to floors including tiled shower bases and tiles to wet area walls
- ✓ Tiled skirtings to wet areas
- ✓ Painted feature walls, no extra cost
- ✓ Concrete driveway and concrete to Entry
- ✓ Personalised service, you will be dealing with a “hands on builder” and YES, you will be allowed to visit the site that you paid for while constructing your home