

STANDARD INCLUSIONS

Effective 01/07/2017

Precinct Victoria V1

KITCHEN

Electric underbench oven (600mm)
 Gas cooktop (600mm)
 Canopy rangehood (600mm) Vented
 Appliances available in stainless steel only
 1 3/4 bowl Stainless Steel Sink including basket waste
 Mixer tap
 Fully lined laminated cupboards with laminate square edge bench top (as per working drawings).
 Dishwasher to kitchen with single power point and plumbing connection

BATHROOM & ENSUITE

Fully lined laminated base cabinet with laminate square edge benchtop
 Vitreous china above counter hand basins (white) - Square Style
 Acrylic designer bath (white) set in a tiled podium - Square Style
 Dual flush vitreous china close coupled toilet suite (white) including skirted pan and enclosed trap
 Polished edge mirrors - above vanity benchtop
 Showers - laminated glass pivot door and coloured matched frame with tiled shower base
 Mixer tapware, hand held shower rose on rail and wall bath outlet
 Towel rail and toilet roll holder to bathroom, ensuite and WC where applicable.
 Exhaust fans including self-sealing air flow draft stoppers to bathroom and ensuite

LAUNDRY

Feature 45lt trough and cabinet (white) with wall mounted tapware
 Wall mounted washing machine taps

CERAMIC TILING WET AREAS (From Builders Standard)

Wall tiles to kitchen, bathroom, ensuite, laundry and powder room (as per working drawings)
 Floor tiles to bathroom, ensuite, WC, powder room and laundry (as per working drawings)
 100mm high skirting tiles to bathroom, ensuite, powder room (if applicable), WC and laundry (as per working drawings)

FLOOR COVERINGS (From Builders Standard Range)

Ceramic tiling to wet areas, laminated floating timberlook as nominated on plans including kitchen with carpet from builder's std. range to the balance of the home

WINDOWS & EXTERNAL DOORS

Sliding aluminium windows including window locks. Alternative windows may be used to facades
 Entry door façade specific. (Glazed doors are to have translucent film)
 Lever handle set, single cylinder deadlock and key in knob entry set to garage access door in chrome

GARAGE

Metal sectional panel lift garage door
 Weatherproof hinged flush panel access door

INSULATION

R 3.5 Glasswool batts to ceiling of roof space only (excludes garage)
 R 2.0 Glasswool wall batts to external brick veneer walls (excluding garage) and wall between garage and house

CEILINGS

2440mm (overall plates) standard ceiling height to single storeys and First Floor of a Double storey
 2740mm (overall plates) standard ceiling height to Ground Floor of Double storey

STAIRS – DOUBLE STOREY

MDF treads and MDF risers – Plan specific
 Balusters and handrail – (Plaster dwarf wall MDF shadow line capping)

HOT WATER SERVICE

Gas Boosted solar hot water with Continuous Flow Booster, 1 No. solar collector and all associated electrical and plumbing connections

ROOFING

Concrete colour on roof tile. (Selection from Colour Palette)
 Colorbond fascia & gutter (Selection from Colour Palette) including roof if applicable

FIXING

42mm MDF square dressed architraves and 67mm MDF square dressed skirtings
 Flush panel doors
 Lever passage sets and pull handles - Square Style in chrome
 Hinged opening doors to wardrobes (as per working drawings).

PAINT - 2 Coat Application

Low sheen acrylic to external timber work
 Low sheen acrylic to internal walls
 Flat acrylic to ceilings (Builders White)
 Gloss finish to internal woodwork
 Gloss finish to front entry and internal doors
 NOTE: Walls and woodwork to be one colour throughout (white ceilings standard)

FOUNDATIONS

Up to 'H1' Class Waffle Pod Concrete Slab

TERMITE

Part A Termite Treatment to slab penetrations
 Part B Termite Treatment to slab perimeter

PAVING

Coloured concrete paving to driveway with path to front porch based on 5 meter setback. Does not include crossover

EXTERNAL (If applicable refer to turn key inclusion list)

Clothesline to nominated location on working drawings
 Landscaping as per working drawings front and rear yards
 Concrete finish to sala/alfresco as per design
 Letterbox pre-fabricated
 1920mm high wing fence (if applicable) including 1No. 900mm wide gate.
 Perimeter fence as per developer's guidelines included (half Share)

HEATING

Gas ducted heating unit in roof space. Flat roofs will have electric panel heaters with timers to all habitable rooms including bedrooms

ELECTRICAL

Double and single power points and light points as per standard electric layout
 Safety switches (earth leakage detector)
 Smoke detectors
 Telephone point to kitchen
 1 No. TV antenna inc. 2 No. TV Points
 2 No. external light point
 6 Watts LED Downlights throughout

BUILDING ALLOTMENT & CONNECTION COSTS

Based on a building allotment of up to 650m2 with 300mm fall and a maximum building setback of 5m (subject to Planning Authorities). Additional charges will apply for blocks greater than 650m2. Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your Sales Consultant if connection to natural gas is unavailable.

2 No. external taps

STRUCTURAL

7 year structural guarantee

CLIENT(S) TO SIGN BELOW

PROPERTY ADDRESS