

# *Standard Inclusions*

*From 1<sup>st</sup> January 2021*



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### ***Exterior and Facade Inclusions:***

All inclusions are to be chosen from the standard colour ranges

|                                      |  | Classic | Contemporary | Colonial | Cottage |
|--------------------------------------|--|---------|--------------|----------|---------|
| <b>Eave Overhangs:</b>               | 450mm to designs with 2400mm ceiling heights.<br>600mm to designs with 2700mm ceiling heights.   | ✓       | ✓            | ✓        | ✓       |
| <b>Roof Pitch:</b>                   | 25°  | ✓       | ✓            | x        | x       |
|                                      | 29°  | x       | x            | ✓        | ✓       |
| <b>Roof Covering:</b>                | Colorbond roof laid over 55mm Anticon insulation blanket   | ✓       | ✓            | ✓        | ✓       |
| <b>Fascia / Gutter / Down pipes:</b> | Colorbond Smoothline guttering and steel fascia, 90mm PVC downpipes with a painted finish  | ✓       | ✓            | ✓        | ✓       |
| <b>Termite Protection</b>            | Homeguard Termite Barrier to all floor penetrations and the perimeter of the house. <ul style="list-style-type: none"> <li>o HomeGuard is a pro-active termite management system that kills and repels termites. It actively stops termites entering the structure via concealed access.</li> <li>o HomeGuard will not leach, defuse, corrode or crack</li> <li>o HomeGuard is environmentally friendly and safe for owners and pets.</li> <li>o HomeGuard is Australian made and backed by the FMC HomeGuard \$1,000,000, 25 year manufacturer's warranty*</li> </ul> | ✓       | ✓            | ✓        | ✓       |
| <b>External Walls:</b>               | Face bricks chosen from Austral "Old Colonial" range   | ✓       | x            | x        | x       |
|                                      | Face bricks chosen from Austral "Governor, Whitsunday, Urban One, Heritage, Metropolis or Impressions" ranges  | x       | x            | ✓        | ✓       |
|                                      | Face bricks chosen from Austral "Metropolis-Ruby, Whitsunday, Heritage, Old Colonial or Everyday Lifestyle" ranges   | x       | ✓            | x        | x       |
|                                      | Choice of off white or natural mortar with either a flushed, raked, ironed or struck joint.  | ✓       | ✓            | ✓        | ✓       |
|                                      | CSR Cemintel "Scarborough" fibre cement weatherboards laid over breather foil with 84 x 38mm Hardies Axent fibre cement trim to all exterior of windows and doors.   | x       | x            | x        | ✓       |
| <b>Front Elevation Windows:</b>      | Aluminium powder coated Synergy residential sliding windows with single clear glazing and keyed locks supplied by Trend Windows and Doors  | ✓       | x            | x        | x       |
|                                      | Aluminium powder coated Synergy residential double hung windows with single clear glazing and keyed locks supplied by Trend Windows and Doors  | x       | ✓            | ✓        | ✓       |
| <b>Balance of Windows:</b>           | Aluminium powder coated Synergy residential sliding windows with single clear glazing and keyed locks supplied by Trend Windows and Doors  | ✓       | ✓            | ✓        | ✓       |
|                                      | Aluminium Synergy residential glass sliding doors with single clear glazing and keyed locks supplied by Trend Windows and Doors (refer to plans for locations)   | ✓       | ✓            | ✓        | ✓       |
| <b>Verandah Posts:</b>               | 90 x 90mm square treated pine for a painted finish   | ✓       | x            | x        | x       |
|                                      | 112 x 112mm square treated pine for a painted finish   | x       | ✓            | ✓        | ✓       |
| <b>Post Trims:</b>                   | Decorative post brackets to front verandah posts for a painted finish  | x       | x            | ✓        | ✓       |

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| <b>Entry Door / Sidelite(s):</b> | Corinthian "Classic PCL4G" entry door with choice of ceramica glazing and matching sidelite(s) where shown on plans  | ✓ | x | x | x |
|                                  | Corinthian "Classic PCL4G" entry door with choice of zinclite glazing and matching sidelite(s) where shown on plans  | x | x | ✓ | ✓ |
|                                  | Corinthian "Sunburst" range merbau entry door with clear glazing and a matching sidelite(s) where shown on plans   | x | ✓ | x | x |
| <b>Other External Doors:</b>     | Corinthian flush solid external doors for a painted finish   | ✓ | ✓ | ✓ | ✓ |
| <b>External Door Jambs:</b>      | Corinthian Enviroseal external door jambs  | ✓ | ✓ | ✓ | x |
| <b>External Door Furniture:</b>  | Gainsborough "Governor, Terrace or Villa" entrance knobsets.   | ✓ | ✓ | ✓ | ✓ |
| <b>Garage Doors:</b>             | Two (2) 2100 x 2400mm colorbond roller doors (where garages are included in standard designs)  | ✓ | x | x | x |
|                                  | Two (2) 2100 x 2400mm colorbond sectional overhead doors (where garages are included in standard designs)  | x | ✓ | ✓ | ✓ |
| <b>Outdoor Taps:</b>             | Two (2) garden taps. (one to front and one to rear)  | ✓ | ✓ | ✓ | ✓ |
| <b>Water Tank:</b>               | Collection of rainwater from the entire roof area to a 4,000 litre above ground colorbond aqua-plated slimline water tank positioned on a concrete slab including; submersible pump, mains water switch and connection to all toilets and garden taps with first flush system to divert dust and foreign matter. | ✓ | ✓ | ✓ | ✓ |

**Note:** Site Costs, Fences, driveways, clothes lines, paths and landscaping have not been allowed for in our standard inclusions and will incur additional costs.

**Standard General and Internal Inclusions:**

All inclusions are to be chosen from the standard colour ranges

|   |  |                                     |
|---|--|-------------------------------------|
| <b>General Inclusions:</b>                        | Six (6) year structural warranty   | House peg-out by qualified surveyor |
| Fixed price contract                              | Three (3) month maintenance agreement  | "M" class concrete slab             |
| Full set of construction plans and specifications | Home owners warranty, public liability, damage and left insurances   |                                     |
| Engineers design for slab and footings            | Preparation and lodgement of a DA, and Section 68 application and payment of fees including Long Service Levy. (Excl Certifier application and fees) |                                     |

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| <b>Foundations:</b>                                   | "M" Class waffle-pod concrete slab  |
| <b>Frames and Roof Trusses:</b>                       | <b>H2 Treated pine frames and roof trusses</b><br>Pre-fabricated pine frames and roof trusses designed for a wind speed of N3.<br>90 x 35mm internal and external wall frames bolted to slab. Roof trusses cyclone strapped to external walls. Top and bottom plates strapped to the wall studs.  |
| <b>Insulation:</b>                                    | R2.5 fibreglass batts to external walls. R 3.0 fibreglass batts to ceilings. 55mm foil-backed insulation blanket below roof.  |
| <b>Internal Linings:</b>                              | Villaboard lining to bathroom and ensuite walls, plasterboard lining to all ceilings and balance of walls.<br>90 x 90mm cove cornice throughout   |
| <b>Electrical Provisions:</b>                         | Electrical points allowed for in each standard design:<br>Residual current devices as required by the authorities<br>Mains wired smoke detectors with battery backup, installed where required by the authorities<br>Connection of the pump on a separate circuit at the water tank<br>2 x internal light points with batten holder fittings to garage and rooms greater than 36m <sup>2</sup> , 1 x light point to each of the other rooms.<br>2 x two-way light switching point<br>1 x external light point outside each external door<br>2 x double power points to kitchen and master bedroom, 1 x double power point to each of the other rooms<br>1 x single power point for cooktop, rangehood, fridge, dishwasher, microwave<br>1 x all-weather single power point for hot water service on a separate circuit<br>1 x telephone point<br>2 x free to air TV points (excludes aerial and installation) |
| <b>Gas Provisions:</b>                                | Internal gas plumbing for cooktop, hot water service and two (2) bayonet heater points  |
| <b>Hot Water Service:</b>                             | Thermann 6* 26 litre, 50° preset continuous flow for LPG or natural gas – Recessed into external wall   |
| <b>Painting Allowances:</b>                           | Colours Allowed: 1 x wall and 1 x ceiling colour throughout, 1 x woodwork colour, 2 x external colours<br>Standard Paint: Paint supplied from the Taubmans range<br>Internal Walls / Wet Area Ceilings: 1 x coat of wallboard sealer, 2 x coats of Endure Premium low sheen<br>Internal Ceilings: 1 x coat of wallboard sealer, 2 x coats of ceiling white<br>Internal Woodwork: 1 x coat of primer, 1 x coat of undercoat, 1 x coat of oil-based gloss enamel<br>Eave Linings: 2 x coats of All Weather matt<br>External Timberwork: 1 x coat of primer, 1 x coat of undercoat, 1 x coat of gloss (excluding scotia)<br>Weatherboards (where applicable): 1 x coat of primer, 2 x coats of All Weather low sheen   |
| <b>Builders Clean:</b>                                | To interior and exterior on completion of construction. Removal of all builders waste   |
| <b>Internal Doors - passage, robes and cupboards:</b> | Corinthian Impressions Wood Embossed hollow core pre primed 2040mm high doors in "Colonial" or "Stanford" profile for passage, robe and bi-fold doors<br>Quick-Slide units to robes and cupboards   |

|                                 |  |
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| <b>Skirting and Architrave:</b> | 67 x 18 mm finger jointed pine in a “colonial or pencil round ” profile for a painted finish   |
| <b>Door Furniture:</b>          | Gainsborough range. “G2 Angular or Align” lever passage sets, privacy sets to bathroom, ensuite and toilet, dummy levers to robe and cupboard doors. Flush pulls to sliding doors, ring flush pulls to bi-fold doors   |
| <b>Door Stops:</b>              | 75mm chrome wall stops   |
| <b>Shelving:</b>                | Built-in and Walk-in Robe: One (1) melamine shelf and one (1) 19mm chrome plated hanging rail<br>Pantry and Linens: Four (4) melamine shelves<br>Coats Cupboards: One (1) melamine shelf and one (1) 19mm chrome plated hanging rail   |
| <b>Kitchen:</b>                 | Cabinets: 16mm white moisture resistant melamine with 2mm durable edging and solid backs<br>Hinges / Drawers: Blum soft close metal hinges, Blum Tandembox white steel sided soft close drawers<br>Doors / Panels / Bench top: Laminated – 100’s of colours to choose from.<br>Sink: Lakeland stainless steel 1 ¾ bowl sink with drainer<br>Accessories: Plastic cutlery insert, dishwasher provision with one (1) cold water point and one (1) single power point for dishwasher<br>Tapware: Posh “Bristol” chrome plated 4 Star sink mixer from Reece Plumbing<br>Splashbacks: 450mm (nom) high ceramic tiling above bench tops  |
| <b>Appliances:</b>              | Electrical Wall Oven: Of your choice to the value of \$950.00<br>Gas Cooktop: Of your choice to the value of \$550.00<br>Recirculating Rangehood: Of your choice to the value of \$250.00  |
| <b>Laundry:</b>                 | Tub: Posh Kensington metal cabinet with 45 litre stainless steel tub<br>Tapware: Posh “Bristol” chrome plated wall taps with laundry arm and washing machine taps<br>Waterproofing: Membrane to intersections of the floor and walls<br>Tile Selections: Ceramic tiles chosen from the builders “Gold” range at Beaumont Tiles, Mittagong, NSW<br>Wall Tiling: Ceramic tiles fixed up to 450mm (nom) above the tub.<br>Floor tiling: Ceramic tiles glued to a 20mm sand and cement bed in a straight pattern<br>Floor wastes: 100mm round chrome plated brass  |
| <b>Bathroom / Ensuite:</b>      | Bath: 1675mm acrylic rectangular bath or 1300mm corner bath (as shown on plans)<br>Vanities: Posh “Bristol Mk II” white gloss floor mount vanity with acrylic integrated bench/bowl. (sizes and as noted on plans)<br>Mirrors: 800mm high x (vanity width) mm wide aluminium framed mirror.<br>Shower Recesses: Hobless aluminium framed shower screens with pivot doors and clear glass. (sizes as noted on plans)<br>Toilets: American Standard Cygnet Hygiene rimless back to wall suites with soft closing seats<br>Tapware: Posh “Bristol” chrome plated basin, bath and shower sets<br>Waterproofing: Membrane to whole of floor and 2100mm high in the shower recess<br>Tile Selections: Ceramic tiles chosen from the builders “Gold” range at Beaumont Tiles, Mittagong, NSW<br>Wall Tiling: Ceramic tiles fixed to 2100mm high in the showers and 1200mm high to the balance of walls, Skirting tile to perimeter of walls in separate toilets and laundry<br>All walls are primed prior to fixing tiles.<br>Floor Tiling: Ceramic tiles glued to a 20mm sand and cement bed in a straight pattern<br>Accessories: Phoenix Gen X soap dishes, towel rails and toilet roll holders<br>Floor wastes: 100mm round chrome plated brass |

**Note:** Fitted floor coverings, curtains, light fittings, heating/cooling units, ceramic floor tiling (except wet areas) have not been allowed for in our standard inclusions and will incur additional costs if required.