



Standard Inclusions List

STANDARD FEATURES INCLUDE

CONNECTIONS AND SITE ALLOWANCE

- Water, Stormwater, Power and Sewerage to
- **5 mtr** setback on land up to **650m²** with up to 300mm fall over building area
- Gas (where available)

STRUCTURAL

- Class "**M**" Slab to 400mm founding depth
- Termite Protection (If required)
- 70 mm Pine Frame to **2590mm** Ceilings
- Engineered Roof Trusses
- *Double Garage under roof line

EXTERNAL

- Extensive choice of colour bond or Roof Tiles from Builders Ranges
- Extensive choice of Bricks from Builders
- Range
- Choice of Raked or Flush Mortar
- Powder Coated Aluminium Windows
- Hume Front Door or Equivalent
- Colourbond Roller Door to Garage
- (Including Remote)
- Colourbond Fascia, Gutters & pvc Downpipes
- Extensive choice of External Colours to
- Create a Personal Finish

INTERNAL FINSHES

- Chrome Lever Door Furniture
- Quality Paint to Walls and Ceilings
- Flush Panel Doors
- Bevelled Architraves and Skirtings
- Gloss Paint to Architraves and Skirtings
- **70mm** Scotia Cornice throughout
- Sliding Doors to Built in Robes

FLOOR COVERINGS

- Quality 600 * 600 mm Floor Tiles to All Wet areas, Kitchen and Entry
- Quality Carpets to all Remaining Areas

ELECTRICAL

- Double Power Points throughout
- Exhaust Fans Heat light to Ensuite and Bathrooms
- Lights – Downlights
- Smoke Detectors and Safety Switch
- Air Conditioning 2.6-and 5.0-kw Split Systems
- TV Point and TV Aerial
- ABN ready

CABINETRY

- Laminate Cabinetry to Kitchen, (in a huge
- Range of colours, 20mm stone Bench Tops)
- Full overhead Cabinets to Kitchen
- Shelving over Fridge Space
- Shelves to Pantry
- Ensuite and Bathroom Vanities stone tops 20mm

APPLIANCES

- Stainless Steel **600mm** Gas Cooktop or electric
- Stainless Steel **600mm** Range Hood
- Stainless Steel **600mm** Oven Fan Force

GENERAL INCLUSIONS

- Soil Test, Plans, Specifications and Building
- Permits
- 6 Star Energy Rating to Preferred Orientation
- **6.5** Year Structural Guarantee
- Full Site and Internal Builders Clean on
- Completion
- **3** Month Maintenance Period

PLUMBING

- Flick mixer Tap ware throughout
- Tiled Shower Bases
- **1650mm** White PVC Bath
- White Vitchina Toilet Suites
- Dishwasher Space and Provisions
- Garden Tap Located at Front and Rear
- *Double* Bowl Stainless Steel Sink
- Laundry Trough in Cabinet
- Clear Shower Screens with Pivot or sliding Door
- Matching Mirrors to Ensuite and Bath
- Electric Hot Water Unit
- Toilet Roll Holders, Towel Rails

EXCLUSIONS

- Fences
- Driveway
- Light Fittings
- Landscaping
- Blinds
- Out of area fee

**Above items to be quoted pending on block size & house design.

House & Land Packages Inclusions List:

- Boundary Fences, Driveway, Air Conditioning, Window Locks, Floor Coverings, and *Standard Inclusions List* (*as above*) The House & Land Packages are available to approved purchasers only.
- *Minimum "Estate Requirements & Block size" may alter some designs
- Some items may change due to availability from supplier