

Inclusions List

Standard Inclusions List

GENERAL INCLUSIONS	
Site Costs Free and no hidden cost	Site Surveying
Site benching as required	Standard Drawings and Authority Approval
Concrete Slab on ground designed by engineer using 32Mpa concrete	Concrete Piers under Slab extending to shale As required
Termite treatment as required	Concrete Driveway up to 40sqm (coving finish)
Landscape fixed price offer	Home Owners Warranty Insurance
3 Months Maintenance Period	Lifetime Structural Warranty
Basix Certification and Inclusions	Roofing –Colorbond or Tiled as selected
Brick Veneer wall system	Aluminum Windows and Powder coat finish
Classic Façade	Framing options –Conventional or Timber/Steel trusses

EXTERNAL FINISHES	
Face Brick from builders range	Outdoor Tiles to Porch/Alfresco from Classic Range
Automatic Garage Door builders range	External Wall Insulation as required
All Ground Work Services connected	Flyscreen and locks to windows and sliding door
Slim line Rain Tank to Basix requirements	Continuous Flow Hot Water System
2 external garden taps	

For more information please call 1300 093 704

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INTERNAL FINISHES	
Ceiling Heights 2700mm	90mm curved cornices
Floor Area as per approved plans	Built ins with Mirrored sliding doors as per layout
10mm Plasterboard to wall and ceiling	Three coat Taubman's paint system

FLOOR FINISHES	
Living Area	Vitrified Tiles 60x60cm or equivalent
Bedrooms	Carpet as selected from builders range
Kitchen	Vitrified Tiles 60x60cm or equivalent
Foyer	Vitrified Tiles 60x60cm or equivalent
Bathrooms	Vitrified Tiles 60x60cm or equivalent
Laundry	Vitrified Tiles 60x60cm or equivalent
Patio and Alfresco	Vitrified Tiles 60x60cm or equivalent
Staircase	Carpet as selected from builders range

WALL FINISHES	
Bathrooms	As per bathroom schedule
Kitchen	Low sheen paint finish above and bulkhead above cupboards
Laundry	Vitrified Skirting Tiles and Paint finish to cornice
Other Rooms	Low sheen paint finish to walls and cornices
Skirting & Architraves	Half Splayed Architraves with Semi-gloss paint finish

KITCHENS	
Polytech kitchens with choice of Matt or Gloss finishes	2 Pendent lights over island bench free
Stone benchtop as selected	Microwave and dishwasher not supplied but can be installed for free
Tiled splashback from builders range or equivalent	900mm Gas cooktop
Pantry with 4 shelves	600mm oven
Provision for microwave power, dishwasher and one PowerPoint on splashback	1.75 stainless steel bowl with chrome mixer

LAUNDRY	
Stainless Steel Tub or Poly Cabinet	400mm tiles above Tub
Pull out Mixer tap to tub	Washing machine stops
Floor tiles and skirting	

AIR CONDITIONING	
12.5 Kilowatt Ducted Air Condition to entire house with Two Zones -8 Outlets	Ducted exhaust to kitchen

BATHROOMS	
Quality Tiles from our builders range to Floor, and walls fully tiled floor to ceiling	White Toilet suite from builders range
Semi-frameless shower screen	Basin mixer tap
Frameless mirror 900mm x 600mm above vanity	Adjustable Shower rail head or equivalent with Wall Mixer
900mm Quality Poly Vanity or Laminex as selected	Accessories include Toilet Roll holder, Towel Rail, Soap Dish
Option to go Wall Hung Vanity as selected	Upgraded Tapware
1500mm Freestanding Bath	

ELECTRICAL	
20 Downlights as selected	One double power point per room
Oyster lights to bedrooms	Two external lights
Two Pendent lights over kitchen island	Two fluorescent lights to garage
2 TV point	IXL 2 lamp/heater to bathroom/ensuite
2 Phone Point	Hard wired smoke alarms as required
Clipsal Switches and lighting throughout	