



Signature Inclusions

Kitchen Inclusions

Cooktop	900mm Westinghouse in-built cooktop.
Rangehood	900mm undermount rangehood.
Oven	600mm Westinghouse built-in electric oven.
Dishwasher	600mm Westinghouse freestanding dishwasher.
Sink	Double bowl universal sink, undermount style.
Kitchen Mixer	Blix pulldown sink mixer.
Benchtop, Splashback & Pantry	<ul style="list-style-type: none"> - Benchtop: 40mm edge stone benchtops without the waterfall, in a choice of colours from the standard nominated range. - Splashback: glass splashback from the standard nominated range . - Pantry: white melamine pantry with open shelves as per master plan.
Doors, Drawers & Pendant Lights	<ul style="list-style-type: none"> - Wiring and installation for pendant lights on the kitchen island bar are provided; owner supplies pendant lights. - Finger pullout soft-closing doors and drawers from the standard nominated range. - Cabinets are white melamine; doors and drawers have melamine or poly finish from the standard range and colour.

Bathroom Inclusions

Bathtub	Up to 1700mm free-standing bathtub.
Vanity	Wall hung vanity with ceramic top, in four colours. Size differs as fit in the bathroom.
Toilet	Wall face toilet suite with soft-close lid.
Shower Screen	Semi-frameless shower screen in silver colour, 1800mm height.

Shower Head	Twin shower head in chrome colour.
Floor Waste	100-600mm channel floor waste.
Floor & Wall Tiles	(600x300)mm wall and floor tiles from the standard nominated range. One wall can be selected as a feature wall.
Tapware	Choice for vanity mixer from builder standard range. Fixed bathtub spout.
Accessories	Choice of 600mm or 540mm single towel rail, toilet roll holder, and towel ring or hook where applicable in silver colour.
Electrical	1 x exhaust fan plus heating with 2 heaters and a down light.
Waterproofing & Shower Niche	Sealed waterproof membrane in bathroom, ensuite, and copper trays to showers on first floor. 1 x niche in shower area only, 300 x 600.
Mirrors	Frameless polished edge vanity mirror. Mirror width needs to suit vanity sizes where possible.

Internal Finishes, Electrical & Floor Coverings

Ceiling	2700mm nominal ceiling height on the ground floor and 2700mm first floor.
Plaster Board	13mm plaster boards for ceiling and wall, and 6mm compressed sheet for bathroom walls.
Cornice	3 step cornice everywhere. No cornice in bathrooms if full tiles, unless cornice finish is required.
Paint	Paint finish to all internal walls and woodwork ,(Three coat application).
Electrical	Up to 80 downlights in total for each unit. 2 double power points in all rooms. 2 smoke detectors with backup. 2 phone points and 2 TV points. 3 motion sensor light. Three Phase connections. video intercom with colour display.
Living & Kitchen Floor Coverings	Choice of 600x600 mm matt finish tiles from the standard nominated range. Tile prices limited to \$25 per square metre.
Bedrooms & Upstairs Area	Choice of standard carpet and underlay, or timber-look floating 6.5mm hybrid flooring.
Flyscreen	Flyscreens to all windows and sliding doors.
Architraves & Skirting	Profiled 67mm x 18mm architrave and skirting suitable for paint finish from the standard nominated range.
Internal Doors	2340mm high flush internal line feature doors for a smooth paint finish. Hollow doors.

Handles & Locks	Bright chrome hinges and latches with lever set to all passage and robe doors. Silver privacy set for bath and powder rooms. Cushioned door stops to all internal doors.
Staircase	MDF staircase with closed treads and risers suitable for carpet or laminate finish, with pine stringer and metal balusters with timber rail on top.
Air Conditioning	Fully ducted reverse-cycle Samsung air conditioning up to 16KW, if available. Includes 4 zones.
Laundry Wall & Floor Tiles	Tile skirting around the walls, with 600x600 mm floor tiles from the standard nominated range.
Laundry Tapware	Laundry sink mixer from the standard range.
Laundry Benchtops	20mm stone benchtop from the standard nominated range. Length is design specific up to 900mm if laundry is upgraded to cabinet.
Wardrobes	Walk-in wardrobes to master bedroom where shown, and mirror doors to remaining built-ins. Melamine shelf and hanging rail to all wardrobes with 3 drawers and 3 shelves.
Porch & Alfresco Tiling	300 x 600 tiling at porch and alfresco, if shown on master plan.

Windows, Sliding Doors & Openings

Living Sliding Door	Included: W2.7 x H2.4 sliding door for living.
Lounge / Rumpus	Two windows: W1 x H1.5.
Laundry Sliding Door	W1.5 x H2.1 sliding door for laundry, if laundry is located to external wall and no zero boundary.
Bedroom Windows	Each bedroom includes H1.5 x W1.8 windows.
Bathroom Windows	Bathrooms include H0.9 x W0.6 windows.
Locks & Notes	Keyed locks to external sliding doors and all opening windows. No sliding door for master bedroom or balcony. Based on BAL Low with no double glazing allowance. Measurements are in metres.

Roof, Entry Door & Garage

Roof	Quality concrete roof tiles Monier Elabana or metal roofs in a wide range of profiles and colours, or Colorbond sheets. Roof sarking included. 22.5 degree roof pitch may vary on facade detail and first-floor roofs.
Fascia & Gutter	Maintenance-free Colorbond fascia and quad gutters.

Down Pipe	Round PVC down pipe.
Entry Door	1200mm wide x 2400mm high solid timber with translucent glass entry door in painted or stained finish. Deadlock key lock. Note: Digital locks must be provided by owners.
Garage Door	Automatic Garage Seville Profile panel lift door with smooth action, in a choice of colours and 4 profiles from the standard nominated range.
Garage Floor	Pressure clean for garage floor. No allowance for seal or epoxy on garage floor.
Driveway	Charcoal colour concrete driveway with grey colour sealed driveway. Standard width 3m and length 7-8m.

Structure, Cladding & Facade

Framing	Quality 90 x 45 raw pine timber with pest control and a six years structural guarantee.
Existing Ground Floor Frame Note	Use the existing ground floor frame as much as possible based on the structural plan.
Slab	Class M or H1 Australian standard engineered slab.
Termite Protection	Flick Guard pest control system.
Cladding	Lightweight James Hardie cladding, 250-300 x 7 x length mm, smooth finish cladding, as shown on the plan.
Cladding Change Note	If cladding changes to Hebel block, it will cause variation.
Facade - Double Storey	For double-storey house, up to 20m ² of rendering is included if shown on the plan.
Facade - Single Storey	For a single storey, two render columns are included. No allowance for a balcony or glass balustrade.
Bricks	Choice of quality face bricks from the PGH standard nominated range, allowed for \$1.20 per brick, including up to 20 square metres of render. Face bricks continue where first-floor walls continue on ground-floor walls; otherwise first-floor setback walls use cladding. Off-white mortar with brick joints to brickwork.

Essential Inclusions

<p>Electricity & Gas</p>	<ul style="list-style-type: none"> - Gas connection, subject to availability. - 26L continuous flow gas hot water system. - Smoke detectors direct wired with battery backup. - Earth leakage electrical safety switch in the single-phase meter box. - Garden taps to the front and rear.
<p>Special Inclusions</p>	<ul style="list-style-type: none"> - Machine hire to cut and fill only up to 1000mm. - 4 loads of soil included. If there is no extra soil, no refund can be claimed.Note: Variatin per load \$600 + GST. - Steel beam as per the engineer's plans. Note: 3 maximum of 5m provided for Variation \$350 + GST per meter. - Basic scaffolding, void scaffolding, first-floor protection, railing and roof scaffolding as per OH&S requirements, subject to site conditions. - Site security fencing as per OH&S requirements, subject to site conditions, up to 80 linear metres included. Note: Variation \$120 + GST per linear meters.
<p>Approvals, Surveys, Certificates & Connections</p>	<ul style="list-style-type: none"> - Construction insurance premium and homeowner's warranty. - Structural engineer's certificate for concrete slab and framework. - Water Authority fees, regular connections only. - Initial surveyors and engineers' fees. - Site contour survey, plan and identification survey. - Soil test by an engineer. - All weather access control points, basic allowance. - Sediment control fencing as required by Council. - Development application and construction certificate fees. - Providing an OC, occupation certificate. - Sewer connection to the junction at the front/rear within the boundary. - Stormwater connection to street/easement. - Underground power, 1-phase provision. - Standard security fencing. - 149 Certificate. - Waste Management Plan. - Erosion and Sediment Control Plan. - Neighbour Notification Plan.

Excluded Items

<p>Items Not Included / No Allowance</p>	<ul style="list-style-type: none"> - No allowance for removing extra soil unless notified, including existing pile of dirt, remaining dirt after 1m cut and fill, and piercing deeper than 1.5m as per Geotech report. - No allowance for acoustic compliance. - No allowance for sewer diversion or encasement, S73. - No allowance for Council contributions. - No allowance for service connection or extension, including NBN, electrical, sewer and water connection, and diversion outside the boundary. - No allowance for asbestos removal or take-off. - No allowance for rock excavation. Note: Rock excavtion charged on hourly rate of \$250 +GST per hours. - No allowance for easement or stormwater connection outside the boundary unless it connects to the front boundary road gutter. - No allowance for removal of rubbish, debris or vegetation from the site prior to construction. - No allowance for landscaping and fencing. - No allowance for a drop-edge beam. Note: Variation \$450 + GST per meter square. - No allowance for subdivision. - No allowance for antenna installation. - No allowance for any retaining wall. - No allowance for bush fire rating. - No allowance for Long Service Levy. - No allowance for approval. - No allowance for OSD tank, detention tank, or observation pit.
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<p>Important note</p>	<p>This inclusion sheet should be reviewed against final contract, plans, selections and builder nominated ranges.</p>
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