



# Comfort Inclusions

## Kitchen Inclusions

<b>Cooktop</b>	900mm Haier in-built cooktop.
<b>Rangehood</b>	900mm undermount rangehood.
<b>Oven</b>	600mm Haier built-in electric oven.
<b>Dishwasher</b>	600mm Haier freestanding dishwasher.
<b>Sink</b>	Double bowl universal sink, (undermount)
<b>Kitchen Mixer</b>	Blix pulldown sink mixer.
<b>Benchtop, Splashback &amp; Pantry</b>	<ul style="list-style-type: none"> <li>- Benchtop: 20mm edge Caesarstone benchtops without the waterfall, in a choice of colours from the standard nominated range.</li> <li>- Splashback: Polished Gloss tiles splashback, from standard nominated range between benchtop and overhead cabinet with returns if any wall at the end of the benchtop.</li> <li>- Pantry: white melamine pantry with open shelves as per master plan.</li> </ul>
<b>Doors, Drawers &amp; Pendant Lights</b>	<p>Included: kitchen layout, including bulkheads up to 2.4m ceiling height, overhead cabinetry, and microwave space as per master plan. Laminate finish with 1mm ABS edging. Maximum Kitchen length 4 meter.</p> <ul style="list-style-type: none"> <li>- <b>Note: Wiring and installation for pendant lights on the kitchen island bar are provided; owner supplies pendant lights.</b></li> <li>- Finger pullout soft-closing doors and drawers from the standard nominated range.</li> <li>- All Cabinets are white melamine, doors and drawers have melamine finish from standard range and colour.</li> </ul>

## Bathroom Inclusions

<b>Bathtub</b>	1500mm free-standing bathtub.
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<b>Vanity</b>	Wall hung vanity with ceramic top, in four different colours and Size as fit in the bathroom.
<b>Toilet</b>	Wall face toilet suite with soft-close lid.
<b>Shower Screen</b>	Semi-frameless shower screen in silver colour, 1800mm height.
<b>Shower Head</b>	Twin shower head in chrome colour.
<b>Floor Waste</b>	Tiles insert smart floor waste.
<b>Floor &amp; Wall Tiles</b>	(600x300)mm wall and floor tiles from the standard nominated range. <b>Note: No feature wall.</b>
<b>Tapware</b>	Choice for vanity mixer from builder standard range. Fixed bathtub spout.
<b>Accessories</b>	Choice of 600mm or 540mm single towel rail, toilet roll holder, and towel ring or hook where applicable in silver colour.
<b>Electrical</b>	1 x exhaust fan plus heating with 2 heaters and a down light.
<b>Waterproofing &amp; Shower Niche</b>	Sealed waterproof membrane in bathroom, ensuite, and copper trays to showers on first floor. 1 x niche in shower area only, (300 x 600).
<b>Mirrors</b>	Frameless polished edge vanity mirror. Mirror width needs to suit vanity sizes where possible unless a smaller size which can be fit.

## Internal Finishes, Electrical & Floor Coverings

<b>Ceiling</b>	2700mm nominal ceiling height on the ground floor and 2600mm first floor.
<b>Plaster Board</b>	10mm plaster boards for ceiling and wall, and 6mm compressed sheet for bathroom walls.
<b>Cornice</b>	90mm Concave cornice everywhere. No cornice in bathrooms if full tiles, unless cornice finish is required.
<b>Paint</b>	Paint finish to all internal walls and woodwork with Dulux Paint,(Three coat application).
<b>Electrical</b>	Up to 40 downlights in total for each unit. 2 double power points in all rooms. 2 smoke detectors. 2 phone points . 2 TV points.
<b>Living &amp; Kitchen Floor Coverings</b>	Choice of 600x600 mm matt finish tiles from the standard nominated range.All Tiles (Wall and Floors) prices are limited to \$25 per square metre.
<b>Bedrooms &amp; Upstairs Area</b>	Choice of standard carpet and underlay, or timber-look floating 12mm laminate.
<b>Flyscreen and Blinds.</b>	Note : No Flyscreen and Blinds.

<b>Architraves &amp; Skirting</b>	Profiled 67mm x 18mm architrave and skirting suitable for paint finish from the standard nominated range.
<b>Internal Doors</b>	2340mm high flush internal line feature doors for a smooth paint finish. Hollow doors.
<b>Handles &amp; Locks</b>	Bright chrome hinges and latches with lever set to all internal passage and robe doors. Silver privacy set for bath and powder rooms. Cushioned door stops to all internal doors.
<b>Staircase</b>	MDF staircase with closed treads and risers (suitable for carpet or laminate finish), with pine stringer and metal balusters with timber rail on top.
<b>Air Conditioning</b>	Fully ducted reverse-cycle Samsung air conditioning up to 12KW, if available. Includes 2 zones and one controller.
<b>Laundry Wall &amp; Floor Tiles</b>	Tile skirting around the walls, with 300x600 mm floor tiles from the standard nominated range.
<b>Laundry Tapware</b>	Laundry sink mixer from the standard range.
<b>Sink</b>	45 Litre Free standing metal Laundry sink.
<b>Wardrobes</b>	Walk-in wardrobes to master bedroom where shown on the master plan, and mirror doors to built-in wardrobe for the remaining Bedrooms. Melamine shelf and hanging rail to all wardrobes with 2 drawers and 2 shelves.
<b>Porch &amp; Alfresco Tiling</b>	300 x 600 tiling at porch and alfresco, if shown on master plan.

## Windows, Sliding Doors & Openings

<b>Living Sliding Door</b>	Included: W2.7 x H2.1 sliding door for living.
<b>Lounge / Rumpus</b>	Two windows: W1 x H1.5.
<b>Laundry Door</b>	Wooden Door with glass for laundry, if laundry is located to external wall and no zero boundary.
<b>Bedroom Windows</b>	Each bedroom includes H1.5 x W1.8 windows.
<b>Bathroom Windows</b>	Bathrooms include H0.9 x W0.6 windows.
<b>Locks &amp; Notes</b>	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

<b>Roof</b>	Quality concrete roof tiles Monier Elabana or metal roofs in a wide range of profiles and colours or Colorbond sheets. Roof sarking is a protective membrane positioned between the rafters and roof tile battens, which maximizes energy efficiency while adding an extra barrier of protection for high wind and wet weather events included. 22.5 degree roof pitch may vary on facade detail and first-floor roofs of double storey designs.
<b>Fascia &amp; Gutter</b>	Maintenance-free Fascia and quad gutters (colour bond).
<b>Down Pipe</b>	Round PVC down pipe.
<b>Entry Door</b>	1200mm wide x 2400mm high solid timber with translucent glass entry door in painted or stained finish. Deadlock key lock. <b>Note: Digital locks must be provided by owners.</b>
<b>Garage Door</b>	Automatic Garage Seville Profile panel lift door with smooth action, in a choice of colours and 4 profiles from the standard nominated range.
<b>Garage Floor</b>	Pressure clean for garage floor. <b>Notes: No allowance for seal or epoxy on garage floor.</b>
<b>Driveway</b>	Charcoal colour concrete driveway with grey colour sealed driveway. Standard width 3m and length 7-8m.

## Structure, Cladding & Facade

<b>Framing</b>	Quality 90 x 45 raw pine timber with pest control and a six years structural guarantee.
<b>Existing Ground Floor Frame</b>	<b>Note: Use the existing ground floor frame as much as possible based on the structural plan.</b>
<b>Slab</b>	Class M or H1 Australian standard engineered slab.
<b>Termite Protection</b>	Flick Guard pest control system.
<b>Cladding</b>	Lightweight James Hardie cladding, 250-300 x 7 x length mm, smooth finish cladding, as shown on the plan.
<b>Cladding</b>	<b>Note: If cladding changes to Hebel block, it will cause variation.</b>
<b>Facade - Double Storey</b>	For double-storey Ground floor bricks and First floor all Cladding. <b>Note: No Balcony allowed and First floor all Cladding.</b>
<b>Bricks</b>	Choice of quality face bricks from the PGH standard nominated range, allowed for \$1.20 per brick, Off-white mortar with brick joints to brickwork.

## Essential Inclusions

<p><b>Electricity &amp; Gas</b></p>	<ul style="list-style-type: none"> <li>- Gas connection, subject to availability.</li> <li>- 26L continuous flow gas hot water system.</li> <li>- Smoke detectors direct wired with battery backup.</li> <li>- Earth leakage electrical safety switch in the single-phase meter box.</li> <li>- Garden taps to the front and rear.</li> </ul>
<p><b>Special Inclusions</b></p>	<ul style="list-style-type: none"> <li>- Machine hire to cut and fill only up to 1000mm.</li> <li>- 4 loads of soil included. If there is no extra soil, no refund can be claimed.<b>Note: Variatin per load \$600 + GST.</b></li> <li>- Steel beam as per the engineer's plans. <b>Note: 3 maximum of 5m provided for Variation \$350 + GST per meter.</b></li> <li>- Basic scaffolding, void scaffolding, first-floor protection, railing and roof scaffolding as per OH&amp;S requirements, subject to site conditions.</li> <li>- Site security fencing as per OH&amp;S requirements, subject to site conditions, up to 60 linear metres included. <b>Note: Variation \$120 + GST per linear meters.</b></li> </ul>
<p><b>Approvals, Surveys, Certificates &amp; Connections</b></p>	<ul style="list-style-type: none"> <li>- Construction insurance premium and homeowner's warranty.</li> <li>- Structural engineer's certificate for concrete slab and framework.</li> <li>- Water Authority fees, regular connections only.</li> <li>- Initial surveyors and engineers' fees.</li> <li>- Site contour survey, plan and identification survey.</li> <li>- Soil test by an engineer.</li> <li>- All weather access control points, basic allowance.</li> <li>- Sediment control fencing as required by Council.</li> <li>- Development application and construction certificate fees.</li> <li>- Providing an OC, occupation certificate.</li> <li>- Sewer connection to the junction at the front/rear within the boundary.</li> <li>- Stormwater connection to street/easement.</li> <li>- Underground power, 1-phase provision.</li> <li>- Standard security fencing.</li> <li>- 149 Certificate.</li> <li>- Waste Management Plan.</li> <li>- Erosion and Sediment Control Plan.</li> <li>- Neighbour Notification Plan.</li> </ul>

## Excluded Items

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