

## Standard Inclusions

The Best Decisions made are informed ones– Don't assume anything– Always Ask!

### Preliminaries

- Fixed price building contract
- Preliminary Site Inspection
- Site Contour Survey Plan
- Geotechnical Soil Test Report
- Structural Engineered Concrete floor slab
- Solar Orientation Advice for Energy Efficiency
- Drafted Plans & Specifications
- BASIX Energy rating certificate
- Home Owners Warranty Insurance
- Comprehensive Building Insurance
- Construction & Liability Insurance
- Building Certification Fees & Inspections
- Long Service Levy Payment
- Plan First State Planning Fee as required
- Free Colour Consultation
- Council Road Reserve Access Bond Payment

### Site Preparation

- Vegetation Removed from the Site
- All Weather Access as required by Council
- Sediment & Erosion Controls as Required
- Site Waste Containers Required by Council
- Site Toilet Facilities as Required by Council
- Registered Surveyors Set out to Dwelling

### Concrete Footings & Floor Slab

- Footings & Floor Design to "M" Class Soil
- Reinforced Concrete Footing & Floor as per Structural Engineers Design & inspections

### Termite Treatment

- Pest Control Treatment & Certification
- Part A & Part B Termite Treatment
- Termite Treated Timber Frames & Trusses

### Brick Work

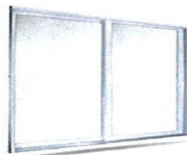
- Selected Bricks from Exclusive Builders Range
- Natural Mortar Jointed as Selected
- All Face Brickwork Acid Cleaned

### Framing

- Prefabricated Termite Treated Timber Frames
- 90mmx35mm Framing External & Internal
- Prefabricated Termite Treated Timber Trusses

### Roofing

- Monier Concrete Roof Tiles as Selected, or Colourbond Corrugated Iron as Selected
- Fall Protection handrail to Roof perimeter
- Roof Pitch standard 22.5 Degrees
- Ceiling heights as noted per Plan Design
- Colourbond Fascia Guttering & Downpipes



### Windows

- Aluminium Windows in Standard Colours
- Aluminium P/Coated Flyscreens to Windows
- Flyscreen Door to Aluminium Sliding Doors

### Doors

- Selected Entry Doors from Builders Range
- Exterior Duracote Doors to Laundry & Garage
- Flush or Decorative Panel Doors to Internal
- Gainsborough Entrance Locksets
- Gainsborough Double Cylinder Deadbolts
- Cushion Doors Stops to Swinging Door

### Electrical

- TV Antenna Supplied & Connected
- TV Points to Living & Lounge Rooms
- Phone Point to Kitchen
- 2 Double Power Point's to Lounge & Living Rooms
- 2 Double Power Points to Kitchen Bench top
- 2 Double Power Points to Master Bedroom
- 1 Double Power Point to Additional Bedrooms
- Direct Wired Smoke Detectors as Required
- Earth Leakage Safety Device to Meter Box
- Exhaust Fans to bathrooms
- 2 Way Light Switching as Required
- Electrical to heating & Cooling
- External Power Point to Instantaneous Hot Water system

### Plumbing

- Plumbing Fees, Permits & Inspections
- Sewer Service Connection to Mains
- Storm Water Connection to Mains or Street
- Council Works as Executed Plans
- Colourbond Quad Gutter
- Colourbond Downpipes 10mm x 75mm
- 2 External Taps Included
- 2 Storm Water Pits Included
- Bowl & Half Stainless Steel Sink
- Posh Chrome Tapware from Reece
- Sink Mixer Tapware to Kitchen Sink
- Dishwasher provision & services

### Insulation

- Heavy Duty Sisalation to underside of Roof
- Heavy Duty Wall Sisalation to External Walls
- R1.5 Insulation Batts to External Cavity Walls
- R3.5 Insulation batts to Living area Ceilings.

### Heating & Cooling

- Ducted Gas Heating
- Ducted Evaporative Air Conditioning
- Insulated Ducting to all heating & Cooling

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### Internal Plastering

Carpenter to Re-straighten Walls prior  
Metal battens to all plasterboard Ceilings  
10mm plasterboard Ceilings Walls  
13mm Plasterboard to Alfresco Ceilings  
Villaboard Fibre Cement Sheet to Wet areas  
90mm Cornice with 55mm Cornice to Cupboards

### Appliances

Smeg Gas Cooktop Stainless Steel  
Smeg Electric Oven Stainless Steel  
Smeg Rangehood Stainless Steel  
Smeg Dishwasher Stainless Steel (as required)  
Rheem Gas Instantaneous Hot Water service

### Joinery

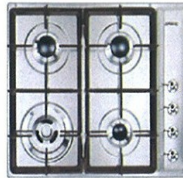
Lamiwood Kitchen Cupboards  
Lamiwood Vanity Cupboards  
Lamiwood Laundry Cupboard  
Handles to Joinery from selected Builders Range  
Overhead Cupboards as marked on plans  
Microwave provision & power Point  
MDF Skirting & Architraves 67mx18mm  
MDF Internal Robe & Door Jambs  
Melamine Shelving & Hanging to all Robes  
Melamine Shelving to Linen Cupboards

### Bathrooms & Laundry

Ceramic Tiles to bathrooms 1800mm/1200mm  
PVC Flashing to Wall & Floor Junctions  
Wet Seal Waterproofing to Shower Recess'  
Toilet Suite SNV (white) Dual Flush  
1525mm Rectangular Bath (White)  
Deluxe Vitreous China Vanity basins  
Posh Bristol Tapware  
Sink Mixer Tapware to Laundry Tub  
Chrome Floor Wastes throughout  
Lamiwood Laundry Cupboard  
Stainless Steel 45 Litre Laundry tub  
Gen Y bathroom accessories

### Painting

Ceilings– Dulux Professional Flat Acrylic  
Ceilings (wet Area)- Sealed with Dulux Total Prep  
Ceilings (wet Area)- Finished Semi Gloss Acrylic  
Walls—Two wall colours included  
Doors—Gloss Enamel Dulux Paint  
Wood work - Gloss Enamel Dulux Paint



### Metal Work

Aluminium Shower Screens with Pivot Door  
Laminated Safety Glass to Shower Screens  
Aluminium Framed Mirrors to bathrooms  
Aluminium Mirror Doors to bed robes  
Removable Rotary Clothesline

### Garage Doors

Colourbond B&D Roller Doors  
Automatic Roller Door openers (as required)  
Colorbond Panel Lift Doors (as required)  
Automatic panel Lift Door openers (as required)  
Personal access door (as required)  
Galvanised Steel T Bars to Door openings

### Floor Coverings

High Density Foam Underlay  
Residential Heavy Duty Carpet  
Ceramic Floor Tiling as required  
Flexible Adhesive to Ceramic Floor Tiling

### External Concreting

Concrete paving to House Perimeter  
Concrete Clothesline Path  
Reinforced Concrete Driveway

### Cleaning

Extensive internal House clean upon completion  
Removal of All External waste material  
Green Waste & Builders Waste separated  
Waste Disposal Fees included

### Handover

Pre-handover Quality Control Inspection  
90 Day (13 week) Maintenance Period  
Six (6) year Structural Warranty  
Handover Housewarming Gift & Vouchers  
Full Handover presentation & Documentation

### Our Commitment to You

We care about you and your home  
We want you to enjoy your experience  
We know communication is the key  
We listen to what you want  
We earn your confidence and trust  
We perform our duties with integrity  
We strive to surpass your expectations  
We focus on Customer Satisfaction  
We pride ourselves on Honesty and Professionalism  
We update weekly on your Home's progress  
We care about you and your Home after Handover.