



**HOME INCLUSIONS // GOLD**

SITE ADDRESS:

OWNERS:

DATE:

### GENERAL

Standard Building Permit Application Fees

Site Classification Report

BAL Assessment Report – up to BAL Low included

Building Information Report

Sewer & Water Information Report

Property Information Report

Energy Compliance Report using VURB method

Builder's Warranty Insurance

Public Liability & Products Liability Insurance

Asset Protection Permit Application

Working Drawing Plans & Structural Engineering Plans

Colour Consultant

### SITE PREPARATION

Site Scrape. Excess Soil Spread or Stockpile on Site (soil removal will incur variation)

Temporary Fencing

### SERVICES

Gas Service Installation & Connections included to within the boundary

Installation of Sewer Drains & Connection to within the boundary of the Block & up to 1.2m deep

Stormwater Drains 100mm connected to LPOD (All connections included to within the boundary)

Dry Water Tapping up to 6m Set Back from front boundary

Underground Electrical Connection up to 6m Set Back from front boundary – Single Phase

Telstra connection from street to house – by 3<sup>rd</sup> party after hand-over

### SLAB & FRAME

Concrete Slab and Foundations to Standard Specifications with footing depth to 450mm from top of floor level (Full Engineering is required and may incur Variation)

Standard MGP10 Pine Frame, Floor & Roof Trusses engineered up to wind loading of 'N2' (Other than 'N2' specification may incur Variation)

Ceiling Height at 2550mm for Ground Floor and 2400mm for First Floor

Termite Resistant collar to penetrations (Part A included/Part B not included)

Note: Ceiling Heights may vary

### WINDOWS & FLYSCREENS

Aluminium Awning Single Glazed Windows (Standard Profile)

Aluminium Single Glazed Sliding Doors (Standard Profile)

Flyscreens to Opening Windows (standard Mesh)

Note: Window sizes may vary

**ROOFING**

Colorbond Roof up to 22.5° pitch with Whirlybird (if required)  
Colorbond Fascia & Quad Slotted Gutter  
Colorbond Downpipes 100mm x 50mm  
Scaffold and Guardrail throughout installation (OHS requirements)

**EXTERNAL FAÇADE**

Façade options:  
Traditional Façade  
Coastal Façade  
Contemporary façade

**BRICKS**

Bricks - Builders Range (Up to Category 2)  
Mortar - Standard sand and cement

**GARAGE**

Sectional Panel Lift Door to Front (4800mmW x 2100mmH as per plan) Including 2 Remotes  
Roller Door to Rear (If applicable to Plan)  
Flush Panel Paint Grade 2040mm High Door (If applicable to Plan)  
Plaster to Ceiling with 75mm Cove Cornice

**ALFRESCO (GROUND FLOOR)**

Plain Concrete Floor (If applicable to Plan)  
Timber Paint Grade Corner Post & Beam (Alfresco only)  
Lined Ceiling

**DECKING (UPPER STOREY ONLY)**

140mm x19mm Merbau Decking (If applicable to Plan) - unstained  
Lined Ceiling (If applicable to Plan)  
Timber Paint Grade Corner Post (If applicable to Plan)  
Powder Coated Aluminium Balustrade with Glass Inserts (If applicable to Plan)

**ELECTRICAL**

LED Downlights to Entry, Kitchen, Passage, Meals & Living Area  
Light Outlets – LED Oyster lights to Bedroom, Walk In Robe, Pantry & Laundry  
External lights - Standard bunker/Spotlights – x3  
Standard Double Powerpoints - x20 (may vary depending on plan)

**ELECTRICAL**

Owner-Supplied Lights fitted Over Kitchen Bench – x2  
NBN Hub with 6 point Provisioning  
- TV Points - 2x as per plan  
- Data Points – 3x as per plan

- Phone Points – 1x as per plan

Smoke Detectors - as required by plan

3-in-1 Heat/Light/Fan (2 Globe) to Bathroom & Ensuite

Single Fluorescent Tube to Garage

Extractor Fan Lights to WC / Powder

## HEATING / COOLING

Central Heating up to 10 Points (provision for unit and ductwork space to be assessed on site – alternative options may be required if not enough room)

Evaporative Cooler up to 7 Points (provision for unit and ductwork space to be assessed on site – alternative options may be required if not enough room) or Split Systems x2 (size to be assessed on site)

## INSULATION

Anti-Glare Sisulation to external walls

Walls - R2 batts

Ceilings - R5 batts

## PLASTER

Ceiling & Wall Sheets - 10mm Plasterboard

Shower Walls only - 6mm Villaboard

75mm Cove Cornice

## ARCHITRAVES & SKIRTINGS

Architraves - 67mm MDF Single Bevel

Skirting - 67mm MDF Single Bevel

## DOORS

### External Front

Corinthian Entrance Door (2040mm x 820mm) - Paint Grade PMAD104 (Door Frame: Timber/Aluminium)

Gainsborough Tri Lock Contemporary Angular Single Cylinder G2 (Keyed alike)

### External Rear

Corinthian Flush Panel External Door (2040mm) - Paint Grade

Gainsborough Terrace Entrance Knob Lockset (Keyed alike)

### Internal

Corinthian Redicote Flush Panel (2040mm High)

Gainsborough G4 Leversets

### STAIRCASE (INTERNAL)

MDF Carpeted Closed Tread (If applicable to Plan) with overlay on MDF closed tread with Exposed Stringer

Painted Timber Handrail (if applicable to Plan)

### PAINTING

Dulux Full Gloss/Satin Finish to All Interior Woodwork (1x colour)

Dulux Washable Low Sheen Finish to Plaster Walls – 3 Coats (1x colour)

Dulux Flat Finish to Ceilings – 2 Coats (1x colour)

Dulux Exterior Low Sheen – 2 Coats

### WALL TILES

#### Beaumont Tiles - Gold Range up to 500mm x 500mm

Kitchen – up to 700mm High above Bench

Bathroom/Ensuite Vanity - up to 300mm above Vanity

Bathroom Walls - up to 600mm above Bath

Shower Walls – up to 2000mm High

Laundry - up to 300mm High above Bench & Trough

### KITCHEN

Custom-made Polytec Laminate/Melamine Cupboards & Overhead Cupboards Doors (700mm above bench/stovetop) (no overheads above fridge)

Standard Lincoln Sentry Handles

40mm Edge Caesarstone Benchtops (does not include Waterfall ends) - Standard Range

4x Drawer with Cutlery Insert to Top Drawer

Soft Close Drawer Runners

**Sink** - Franke Seville 1 & 3/4 bowl Stainless Steel

**Sink Mixer** – Posh Solus MKII Gooseneck Chrome

**Gas Cooktop** - 900mm Kleenmaid Cooktop SS KCGCT9011

**Built-In Oven** - 900mm Kleenmaid 93L Multifunction Oven OMF9411

**Slideout Rangehood** - 900mm Kleenmaid SS KCRHSO9010

**Dishwasher** - 600mm Kleenmaid SS Dishwasher KCDW6020S

### W.I.P

4x Washable White Melamine Shelves

### LAUNDRY

Custom-made under bench Polytec Laminate / Melamine Cupboards & Laminate Benchtop (no overheads)

**Trough with Bypass** - Posh Solus Stainless Steel 45ltr

**Sink Mixer** - Posh Bristol MKII Chrome

Dura Arco Washing Machine Stops

**BATHROOM**

Custom-made Polytec Laminate / Melamine Vanity with Doors & Laminated Bench Top

Standard Lincoln Sentry Handles

**Bath** - Carina 1675mm

**Basin** – American Standard Cygnet Semi Inset Basin 1th

**Shower Base** - Tiled Base with approx. 40mm step up

**Shower** - Base Rail Shower

**Basin Mixer, Shower Mixer & Bath Outlet** – Posh Solus MKII Chrome - Posh Solus Bath Outlet 220mm Chrome

**Semi-Frameless Shower Screen & Pivot Door** - 2000mm High

**Towel Rail** – Posh Solus 750mm single rail

**Mirror** - Custom Fitted over Vanity (850mm high approx.) with Polished Edge

**ENSUITE**

Custom-made Polytec Laminate / Melamine Vanity with Doors & Laminated Bench Top

Standard Lincoln Sentry Handles

**Basin** – American Standard Cygnet Semi Inset Basin 1th

**Shower Base** - Tiled Base with approx. 40mm step up

**Shower** - Base Rail Shower

**Basin Mixer, Shower Mixer** – Posh Solus MKII Chrome

**Semi-Frameless Shower Screen & Pivot Door** - 2000mm High

**Towel Rail** – Posh Solus 750mm single rail

**Mirror** - Custom Fitted over Vanity (850mm high approx.) with Polished Edge

**Toilet Suite** - Posh Dominique with soft close seat (low inlet)

**Toilet Roll Holder** – Posh Solus MKII Toilet Roll Holder Chrome

**W.C.**

**Toilet Suite** - Posh Dominique with soft close seat (low inlet)

**Toilet Roll Holder** – Posh Solus MKII Toilet Roll Holder Chrome

**MASTER BEDROOM**

Washable White Melamine Shelves to WIR up to 1700mm High including 1x set of Drawers

Chrome Hanging Rail

Sliding or Swinging Redicote Flush Panel Doors at 2040mm High

**BEDROOMS**

Built in Plaster Robes

Washable White Melamine Shelf up to 1700mm High including 1x set of Drawers

Chrome Hanging Rail

Sliding Redicote Flush Panel Doors at 2040mm High

## FLOOR COVERINGS

Ceramic Floor Tiles to Wet Areas from Beaumont's Gold Range up to 500mm x 500mm

Carpet to Bedrooms, Robes and as marked on plans – Builder's Range (up to Category 2)

Laminate Flooring to Entrance, Kitchen & Meals and as marked on plans – Builders Range (up to Category 2)

## HOT WATER SERVICE & PLUMBING

Rinnai Infinity S26n Solar

215ltr Storage Tank

1x Solar Panel Collector

2x External Water taps