



INCLUSIONS LIST

Preliminaries

- Soil test & site feature survey.
- Working drawings.
- Engineering design.
- 6 Star energy rating report.
- BAL report.
- Colour consultation.
- QBE home owners warranty insurance policy.
- Building permit.
- **Note:** Excludes – planning permits, developer's approval, council dispensations & infrastructure levies.

Services/Connections

- Relevant water authority, sewer & water application fees for dry tapping only. (Contributions excluded).
- Connection of sewer & stormwater to point within allotment up to 650m².
- Single phase electricity from existing underground pit to meter box.
- Mains natural gas connection.
- Telstra phone underground service line fitted off & ready for account connection by occupier.
- Water connection from mains meter, underground supply to dwelling.

Base

- Excavation up to 300mm site fall across building platform.
- Engineered waffle style concrete slab construction to "M" class classification.
- Termite protection shields to service penetrations – Part A.
- Termite chemical prevention sprayed to building perimeter – Part B.
- **Note:** Site costs are assessed individually for each site.

Exterior / General Construction

- Bristle concrete roof tiles selected from "Bristle Traditional, Designer & Heritage Range" 22.5 deg roof pitch.
- Bricks selected from "Austral Brick" builders range, constructed with natural rolled mortar joints.
- "A&L Windows", clear glazed aluminum sliding windows in an array of powdercoat of colours. Obscure glass to bathroom, ensuite and WC
- "Colorbond" finish to fascia & quad gutters and downpipes.
- Brick infill's over windows to front elevation & garage opening (**Free Standard Upgrade**). Painted fibre cement sheet infill over balance of openings.
- Engineered designed roof trusses.
- Timber framing, MGP10 grade with F17 & LVL timber lintel beams as required.
- Entry door, solid with feature glazed panels selected from "Corinthian" standard builders range.
- External hinged doors fitted with "Gainsborough" 840 series lock hardware.
- 2400mm (8'0") ceiling height with 10mm plasterboard throughout & 75mm scotia cornice fitted.



Garage Construction

- Concrete floor, plain finished 86mm or 1172mm step down from dwelling FFL.
- Painted plaster lined ceiling.
- Brick veneer walls to garage, plaster lined & painted.
- "B&D" panel lift door with automated lifter, remote controlled **(Free Promotion)**.
- Tempered hardboard door to external man door, 820x2040mm.
- Flush panel hollow core door to garage internal access with 840 series lock.

Interior Finishes

- Flush panel doors throughout, 2040mm high, including rubber stops. **(Natalie Design Only – Mirror Robe Sliders)**
- Lever door furniture selected from "Gainsborough" contractor range.
- Pre primed MDF architrave's and Skirting 67x12, single bevel profile.
- Ceramic floor & wall tiles to entry 1m, kitchen, ensuite, bathroom & laundry selected from builders standard range (as per hatched areas on master plans, dwelling specific).
- Quality wall to wall carpet selected from standard builders range available in a wide range of colours & styles.
- Built in robes to bedrooms with single melamine shelf & powder coat hanging rail.
- Linen cupboard with melamine shelves x 4 of.

Appliances & Fixtures

- Westinghouse 600mm Electric Oven – POR663 S/Steel. **(Natalie Design Only - 900mm Upright Cooker WFE912SA)**
- Westinghouse 600mm Gas Cooktop – GHR16 S/Steel. **(Natalie Design As Above)**
- Westinghouse 600mm Slideout Rangehood – WRH605I S/Steel. **(Natalie Design Only - 900mm WRF900CS)**
- Dishwasher 600mm DX103 SK – **(Free Promotion)**.
- Kitchen Sink 2 x main bowl – "Everhard Nu Gleam 1200" **(Free Standard Upgrade)**.
- Inset Basins – "Imperialware" Tribune 530 V/Basin.
- Toilet Suite – "Imperialware" Valero C/C Suite.
- Mixer tapware (Basin/Shower/Wall Sink/Laundry) – "Alder Star" 35mm **(Free Promotion)**.
- Laundry trough & cabinet 45L stainless steel trough & white powdercoat cabinet.
- Shower base "Louve Project" 900 x 900 with clear glazed framed pivot shower screens 1800mm high.
- Bath acrylic "Decina Project" 1500.
- Mirror polished edge **(Free Standard Upgrade)** 1.0m high to full width of vanities.
- Bathroom accessories to match tapware.

Hot Water

- HWS Solar Pack – Rinnai System with gas booster, single solar collector.
- HWS Gas Storage – Dux 170 Litre.
- **Note:** Selection depending on energy rating requirement.



Heating

- Gas ducted heating, ceiling points to bedrooms and living areas (house specific).
- Cooling, no allowance made – options can be provided upon request.

Insulation / 6 Star Energy Rating

- Full 6 star energy rating report.
- Full sization wrap to external side of frame, joints to be lapped & taped.
- R3.5 fiberglass insulation batts to ceilings & R1.5 fiberglass insulation batts to walls.
- Sealed door frame to entry & garage internal access.
- Draft stoppers to exhaust fans.
- **Option 1:** 2000 litre round above ground rain water tank, connection to toilets & includes automated pump.
- **Option 2:** HWS Solar Pack – Rinnai System, Single Solar Collector.

Painting

- External, 2 coats of “Dulux” weather shield.
- Internal walls, 2 coats of “Dulux” low sheen.
- Internal woodwork, 2 coats of “Dulux” semi gloss acrylic.
- Internal ceiling, 2 x coats of “Berger Gold” flat acrylic.
- Entry door, 2 coats of “Dulux” full gloss acrylic.
- **Note:** One colour allowed for each item, feature walls to be quoted.

Cabinets & Joinery

- Kitchen bench tops 20mm edge engineered stone selected from standard builders range (**Free Promotion**).
- Vanity bench tops 32mm “Polytec” laminate with post formed edges.
- 600mm deep melamine cupboards with “Polytec” laminate doors selected from a wide range of colours.
- Chrome handles selected from builders range.
- Overhead cupboards above cooktop bench with painted bulkhead above.
- Soft close drawers throughout (**Free Standard Upgrade**).
- Pull out in cupboard twin bin (**Free Standard Upgrade**).

Electrical

- R.C.D Safety switch
- Light points - Batten holders with acrylic shade (house specific).
- Double power points (house specific).
- 2 telephone points.
- 2 TV points connected to FTA antenna (**Free Promotion**).
- 1 external para flood light to rear door.
- Exhaust fans to ensuite, bathroom with sealed draft stoppers fitted.
- Hard wired smoke detectors.

⋮



Victorian House & Land Specialists P/L

*Low Deposit,
No Worries!*

13 Camms Road Cranbourne VIC 3977

ABN: 51 086 962 496 Telephone: 03 5995 3911 Fax: 03 5995 3922

General

- 16 week construction time guaranteed.
- 7 year structural guarantee.
- 13 week maintenance period.
- Site Clean.
- House cleaned on completion.
- Concrete driveway and associated path to front entry allowance up to 30m². Colour sealed (**Free Promotion**).

Notes

- Site starts are subject to land title & client finance availability.
- Compaction of soil if required by engineer is not included.
- Connection to the communications provider is the responsibility of the client.
- Solar hot water collector is designed for placement on the northern facing roof plane, additional panels may be required if this cannot be achieved at cost to the client.
- A bushfire attack level (BAL) of 12.5 low has been assumed & the builder reserves the right to charge for any variation to BAL.
- Where recycled water is required by Estate guidelines, additional costs will be incurred.
- Where "Fibre to the Home" connection is required by Estate guidelines, additional costs will be incurred.
- No allowance for retaining walls or agi drains.