



Stage 8 Inclusions List

General inclusions

All sub floor costs including:

- Construction insurance, QBCC and WPHS Fees
- Council Application Fees
- Soil Test, engineering reports and full working drawings
- Engineer designed and inspected Footings and Floor Slab to H2 standard (Excluding Piers)
- Engineer designed timber frames and roof trusses built and engineered to wind rating N.3
- Full termite treatment - nb: Annual inspection required to maintain warranty.
- Sewer connection to Council services
- Water connection to Council services
- Underground electrical Mains (16mm wire allowance)
- 5 Star Energy Rating (or greater)
- R2.5 Insulation to Ceilings (excluding patio and porch)
- 250lt electric Hot Water System
- 2400 Ceiling Height

External inclusions

- Austral brick ranges - (*Everyday living, Urban, Coastal and Wilderness*)
- Linear and panel cladding as per plans
- Colourbond Roof with foil wrap and 1 whirlybird included
- Colorbond Fascia & gutter
- Engineered Concrete floor slab
- Powder coated aluminium windows and glass sliding doors
- Safety screens to all windows and sliding doors
- 1 External Waterproof Power Point
- 2 External taps
- Panel lift garage door with 2 remotes (Standard Height)
- Exposed aggregate concrete driveway (60sqm) Mary river or 70/30 salt and pepper
- Clothesline builders range
- Letterbox - builders range
- Patio and laundry pad areas as per plan - plain standard concrete
- Front porch to be exposed Aggregate



Internal inclusions

- Painting 3 coat system - one colour only
- 75mm Cornice
- 69mm splayed skirting boards
- 42mm splayed architraves
- Plasterboard internal wall lining
- 870 stained feature entry door
- Humes hag 9 internal doors
- 2300 high Built in wardrobes to bedrooms with wire shelving 1800W and 1 bank of wire shelves. Sliding robe doors (vinyl) as per plan

Electrical

- 5 x Ceiling fans (Builders Range) internally
- 1x ceiling fan to Alfresco Area (Builders Range)
- 3 x exhaust fans (Builders Range)
- 1 x telephone point / Data point
- 2 x TV points
- Smoke Alarms as per building regulations
- All double power points 2 x kitchen, 2 x Bedroom One, 2 x Family room, 1 x other bedrooms, 1 x bathroom, 1 x laundry, 1 x garage, 1 x Dining room, 1 x Ensuite, 2 x Walk in Pantry
- Safety Switch
- 1 x 6.0 kw air-conditioning unit to family room - Builders Range
- 1 x 2.5 kw air- conditioning unit to Bedroom 1 - Builders Range

Kitchen

- 20mm Stone Benchtops (YDL Range) to kitchen & W.I. Pantry
- Gloss standard laminate kitchen cabinetry - 1 x cutlery drawers, remaining doors
- Walk in Pantry - as per kitchen plans (includes 20mm Stone benchtop)
- 600mm Wall Oven with 600mm electric cooktop with 600 slide out rangehood
- Side lever gooseneck tap
- Tiling to splashback - Builders Range, straight lay or subway
- Dishwasher (Builders range)

Laundry

- 1200mm laundry cupboard with drop in sink and 20mm stone top
- Tile splashback 400mm high - Builders Range, straight lay or subway
- 1m wide by width of sliding door - plain concrete pad



Floor and Window Coverings

- 450 x 450 Ceramic cushion edge tiles throughout (Builders range)
- Carpet to Lounge and all bedrooms (Builders range)
- Blind allowance of \$1500

Lighting Fixtures

- LED Downlights throughout - 1 x bed 2, 3 and 4, bathrooms, WC, laundry, WIL, WIP, WIR, Porch, 2 x media, family, dining, bed 1, entry, hallways, kitchen and alfresco
- Single fluorescent tube lighting in garage
- 2 down lights positioned over Island Bench

Bathroom and Ensuite

- 900mm vanity with 20mm stone top and basin - bathroom
- 1200mm vanity with 20mm stone top and basin - ensuite
- Chrome Basin Mixers
- Chrome Towel rail and toilet roll holder
- 1500mm Standalone bath as per plan - floor to ceiling tiles behind bath
- Floor to ceiling tiling in shower area only, skirting tiles elsewhere
- Frameless square edge Mirrors width of vanities
- Semi Frameless 1800H shower screens
- 100mm square chrome floor wastes
- ceramic cushion edge gloss white wall tiles

Landscaping

- Fully turfed - Builders Range (no garden allowance)
- Colourbond (or similar) fencing to all boundaries (house alignment at sides)
- Colourbond side returns to house alignment including 1 Pedestrian gate and 1 Double gate

