

# TURN-KEY INCLUSIONS

## Carinya Park Terraces - Werribee



### PRELIMINARY & SITE WORKS

- ✓ Site survey, soil test and site inspections
- ✓ Building permit application fees
- ✓ Drafting of detailed lot specific working drawings
- ✓ Temporary fencing & scaffolding during construction
- ✓ Geo-fabric sediment control & waste receptacle as required by local council during construction

### SITE WORKS

- ✓ Lot specific earthworks including levelling of building platform over home area and rock excavation where required
- ✓ Stormwater and sewer drainage to legal point of discharge and sewer connection point respectively
- ✓ Connection to mains power supply including conduit & cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction
- ✓ Underground conduit and drawstring facility from the front of the allotment including internal NTD cabinet for the connection of fibre to the home by the purchaser via either the estate appointed supplier or NBN when available
- ✓ Connection of underground gas and water supply including metering

### EXTERNAL WORKS

- ✓ Timber paling fence between each unit and to lot boundaries
- ✓ Concrete driveway from garage to property boundary where applicable
- ✓ Concrete to front entry porch, path, and rear terrace where indicated on structure plan
- ✓ Landscaping to front yard including a combination of turf and mulched garden beds with one feature tree and up to 20 plants/shrubs
- ✓ Rear landscaping including a combination of hard and soft finishes, turf & mulched garden beds
- ✓ Letterbox with street number as part of front fence
- ✓ Folding clothesline
- ✓ One external garden tap to front at water meter and one to rear of dwelling
- ✓ Termite treatment system to the perimeter of concrete slab & all slab penetrations

### JOINERY & FINISHES

- ✓ Feature front door and timber entry door frame
- ✓ Deadlocks to all external hinged doors & garage/house internal hinged access door
- ✓ Flush panel & gloss enamel painted internal doors
- ✓ Chrome lever style internal door furniture
- ✓ Cushion door stops to all hinged doors
- ✓ Built in linen cupboard with four melamine, easy clean shelves
- ✓ 67 x 12mm splayed profile gloss enamel painted skirting & architrave
- ✓ Walk in robe to bedroom one with melamine shelf and hanging rail
- ✓ Built in robes to balance of bedrooms with melamine shelf, hanging rail and full height sliding robe doors in vinyl finish with bright silver frame
- ✓ 75mm cove plaster cornice throughout
- ✓ Quality acrylic, industry standard two coat paint system all walls and ceilings. Washable low sheen finish to walls and ceiling white in flat finish to ceilings
- ✓ Ceramic floor tiles to wet areas, entry and kitchen.
- ✓ First quality carpet from builder's range with quality foam underlay to non-tiled areas and stairs including aluminium edge strip to carpet/tiled junctions

*Note: These inclusions may be amended without notice due to unavailability of nominated items. Items may be replaced with similar available items of similar quality*

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### ELECTRICAL

- ✓ Earth leakage electrical safety switches to light and power point circuits
- ✓ Smoke detectors as required by authorities
- ✓ Double power points throughout
- ✓ 2 Free to air TV points with quad shield coaxial cable and connected to TV antenna
- ✓ Three data points & one telephone point ready for connection to the National Broadband Network (NBN) by the purchaser
- ✓ 1 pay TV point with cabling bundled in roof space ready for connection by the purchaser
  
- ✓ Ceiling exhaust fans to bathroom, ensuite & internal WC/powder room when no openable window available
- ✓ LED downlights in chrome finish to all ground floor rooms
- ✓ Fixed batten lights with di-conical shades to first floor and garage

### KITCHEN, BATHROOMS & LAUNDRY

- ✓ Fully laminated kitchen cabinet door & drawer fronts including easy clean melamine carcass to base & overhead cabinets.
- ✓ 20mm thick re-constituted stone benchtops with square edge to kitchen
- ✓ Stainless steel 1 ½ bowl sink
- ✓ Chrome lever mixer tap to kitchen sink
- ✓ Stainless steel 600mm gas cook top
- ✓ Stainless steel fan forced electric oven
- ✓ Stainless steel 600mm fully retractable rangehood ducted to external air
- ✓ Stainless steel dishwasher
- ✓ 45 litre stainless steel laundry trough with cabinet
- ✓ WELS 4 star rated dual flush toilet suites with vitreous china pan and cistern
- ✓ Acrylic bath in fully tiled podium and acrylic shower bases
- ✓ Semi frameless, clear safety glass shower screens with pivot hinged door
- ✓ Fully laminated vanity unit with square edged bench top & vitreous china basin to ensuite & bathroom
- ✓ Polished edge & frameless mirror over vanity units
- ✓ Chrome finish towel rails, toilet roll holders & soap dishes to all bathrooms and toilets
- ✓ Chrome finish tapware throughout

### FIXTURES & FEATURES

- ✓ Energy rating to comply with NCC/BCA requirements
- ✓ 2700mm (nominal) ceiling height to ground floor and 2400mm ceiling height to first floor
- ✓ Professionally prepared interior and exterior colour schemes
- ✓ Three months maintenance warranty
- ✓ Engineer certified concrete slab
- ✓ Prefabricated wall frames and engineer designed roof trusses
- ✓ Powdercoated aluminium windows with keyed alike window locks and keyed locks to all external patio sliding doors
- ✓ Obscure glazing to bathroom, ensuite & WC windows where applicable
- ✓ Low maintenance Colorbond® valleys, fascia, guttering and downpipes
- ✓ Colorbond® steel sheet roofing
- ✓ Colorbond® sectional garage door with auto opener & three hand held transmitters
- ✓ External wall batt insulation and sisalation foil wrap to suit energy rating requirements (minimum R1.5 batts to walls and sisalation foil)
- ✓ Ceiling batt insulation to living areas to suit energy rating requirements (excludes garage, porch, outdoor living, etc.). Minimum R2.5 batts
- ✓ Flyscreens to all opening windows
- ✓ Energy efficient, continuous flow, natural gas hot water unit
- ✓ Reverse cycle split system heating and cooling unit to ground floor living area
- ✓ Roller blinds to living, bedrooms and kitchen

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