

## LIFESTYLE INCLUSIONS

### PRELIMINARY WORKS

Site survey and soil test.

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Permit application.

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Plans drawn and sited.

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### FIXED PRICE SITE COSTS

Foundation class up to "H1-D" class concrete slab.

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### KITCHEN

**Oven** Technika electric underbench stainless steel oven (600mm).

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**Hot Plate** Technika stainless steel gas cooktop with cast iron trivets (600mm).

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**Range hood** Technika stainless steel canopy range hood (600mm).

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**Sink** 1¼ bowl stainless steel sink with drainer and basket waste.

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**Tap** Gooseneck sink mixer.

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**Splashback** Subway Gloss Tiles

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### CABINETS

**Cupboards** Fully lined melamine modular cabinets incorporating pot drawers, with microwave provision and overhead cupboards.

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**Doors/Drawers** Standard laminate. Selected from Builders standard range.

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**Kitchen Bench Top** 20mm reconstituted stone with square edge detail. Selected from Builders standard range.

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**Vanity Bench Tops** Laminate "D" roll. Selected from Builders standard range.

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**Handles** Selected from Builders standard range.

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### BATHROOM AND ENSUITE

**Basins** White Vitreous china square half inset vanity basin.

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**Mirrors** Polished edge mirrors full length of vanity and mounted one tile above bench top.

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**Bath** White acrylic bath in tiled podium.

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**Shower Bases** Tiled shower bases over ABS leak-resistant shower tray (tile colour to match floor tiles).

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**Shower Screens** Semi-frameless with powder coated aluminium frame (polished silver finish) and clear glazed pivot door.

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**Toilet Suite** Close coupled toilet suite vitreous china with soft closing seat.

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**Accessories** Double towel rails, with separate toilet roll holders in chrome finish securely fitted to timber wall studs.

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**Exhaust Fans** Exhaust fans including self-sealing air flow draft stoppers to bathroom and ensuite.

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### TAPS AND OUTLETS

**Basin** Chrome mixer tapware.

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**Bath** Chrome bath mixer with Wall spout.

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**Shower** Chrome shower mixer with Shower Rail & Rose.

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## CERAMIC TILING

**Wall tiles** from builder's standard range Matt Finish to kitchen & Laundry. Gloss tiles to bathroom and ensuite, as per working drawings. Tile selection as per interior colour schedule.

**Floor tiles** from builder's standard range to ensuite, bathroom, laundry, water closet, entry, kitchen, meals, and family/living areas (house specific), as per standard working drawings.

100mm high skirting tiles to bathroom, ensuite, water closets, and laundry.

## CARPET

Carpet from builder's standard range to bedrooms and living areas, as per standard working drawings.

## EXTERNAL FEATURES

Brickwork Clay bricks. Selected from Builders standard range.

**Façade** part render and face brick

Mortar Joints Natural colour (white sand/grey cement). Rolled Joint.

**Windows** Aluminium sliding with powdercoat finish. Feature windows to front elevation (house specific – refer working drawings).

**Entry Frame** Aluminium with powdercoat finish with clear glazed sidelight(s) (house specific – refer working drawings).

**Front Entry Door** Hume Doors "Newington Range" with Translucent glass.

**Laundry External Door** Aluminium sliding door with powdercoat finish or hinged door (house specific – refer working drawings).

**Front Door Furniture** Front entry deadlock combination set.

Infills over Windows Front elevation brickwork infills over windows with fibre cement sheet infills above side and rear elevation windows and doors.

**Roof Cover** Concrete colour on roof tiles from builder's standard range.

**Roof Plumbing** Colorbond® metal fascia and barge. Quad gutter with 100 x 50mm rectangular downpipes.

**Termite Treatment** Part A with Homeguard Mesh (where required by relevant authority).

**Screen Doors** Aluminium sliding fly screen door (no grille) to all external sliding doors

## CEILING

2550mm (nominal) height throughout.

## INTERNAL FEATURES

**Room Doors** Flush panel hinged doors with chrome hinges.

**Room Door Furniture** Internal lever door furniture in chrome finish.

**Mouldings** 67 x 18mm bevelled edge MDF skirting & 67 x 18mm bevelled edge MDF architraves.

Plastic white door stops to hinged doors (where applicable).

Door seal and brush strip draft seal to nominated internal doors. Note: This will be in accordance with energy rating assessor's report.

Full perimeter draft seal to all entry door frames excluding garage external pedestrian door.

Weather seal to all external hinged doors.

**Flyscreens** Aluminium fly screens to all opening sashes.

## STORAGE

### Shelving

**Walk In Robe** One white melamine shelf with hanging rail.

**Robes** One white melamine shelf with hanging rail.

**Pantry/Linen** Four white melamine shelves.

### Doors

**Robes** 2040mm high sliding redicote flush panel sliding doors.

**Pantry/Linen** 2040mm high flush panel hinged door/s.

### Handles

Internal lever door furniture in chrome finish.

## GARAGE

**General** Garage with tiled hip roof including lift-up sectional Colorbond® door in Settler profile to front, painted finish infill over front door, plaster ceiling and concrete floor.

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Remote control with 2 No. handsets including single power point to garage ceiling.

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**External Walls** Brick veneer (on boundary wall or product specific if required).

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**Slab Rebate** provided to garage entry to resist water and dirt ingress

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**Pedestrian door** Weatherproof flush panel, low sheen acrylic paint finish. Entry set keyed alike to front door (where fitted)

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**Door Furniture** Entrance lockset keyed alike to front door

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## INSULATION

**Ceiling** Blown In Insulation to house only, in accordance with energy rating report.

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**External Walls** Glasswool batts (including party wall between house and garage) plus weather wrap to external brick veneer walls (excluding garage), joins in weather wrap to be taped and gaps around windows/doors sealed.

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## LAUNDRY

45 litre stainless steel tub and acrylic cabinet with bypass.

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Mixer tap in chrome finish.

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Chrome washing machine stops fitted inside laundry cabinet.

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## PLASTER

Plasterboard to ceiling and wall, water resistant board to ensuite, bathroom, above laundry trough, 75mm cove cornice to all areas.

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## PAINT – 2 COAT APPLICATION

Enamel gloss to internal doors, skirtings and architraves (to be one colour).

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Flat acrylic to ceilings (one colour throughout).

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Washable low sheen acrylic to internal walls (one colour throughout).

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Satin enamel to front entry door.

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## HEATING

Braemar 3.7 Star ducted heating unit to bedrooms and living areas (excluding wet areas) with programmable controller.

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## COOLING

(1 No) 3.2kw split system air-conditioner to living area.

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## FRAMING

90mm thick MGP10 stabilized timber frame.

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## PLUMBING

2 No. external taps (1 to front water meter and 1 next to laundry exit).

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1 No. grey water tap (if grey water reticulation is available).

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Gas reversion fittings x 2 as per new regulations

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## HOT WATER SYSTEM

Rheem Continuous Flow Gas Hot Water 26ltr system. Note: Position of unit will installed at builders discretion.

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## ELECTRICAL

**Internal Lights Points** LED downlights to whole house (number of light points plan specific).

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**External Lights** LED downlight to front entry. Weather proof para flood light to rear – refer working drawings.

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**Garage Light Point** Double 1200mm fluorescent light with diffuser.

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**Power Points** Double power points throughout excluding dishwasher, microwave provision and fridge space.

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**TV Point** Up to 3No. points including coaxial cable to roof space one to main bedroom and living areas (plan Specific)

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**Telephone Point** Two pre-wired telephone points (one to kitchen and one to master bedroom), including underground draw wire with ability to connect to supply pit.

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**Optic Fibre Provision (Estate Specific) Push Pad Connector only (no Hub)** to 2No. TV points, 2No. telephone points, 1No. data point and conduit for connection to supply pit. Note: It is the client's responsibility to arrange connection of services.

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**Switch Plates** White wall mounted switches.

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**Smoke Detector(s)** Hardwired with battery backup.

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**Safety Switches** RCD safety switch and circuit breakers to meter box.

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## SECURITY

**Window Locks** to all opening sashes (keyed alike).

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## EXTERNAL PAVING

**Colour through concrete (charcoal)** driveway, path to front door and porch area.

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Alfresco area to be part of slab with charcoal colour painted finish (house specific).

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## FRONT LANDSCAPING

Low Maintenance garden with irrigation system and timer.

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**Weed Mat** to garden beds

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Letterbox

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## CONNECTION COSTS

Connection of services (water, gas, electricity, sewer, storm water and telephone conduit).  
Does not included electricity and telephone consumer account opening fees.

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## WEEKLY UPDATES

Weekly updates provided on construction progress with photo updates at every milestone (building stages)

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## QUALITY INSPECTIONS

Internal quality inspections at base stage, and each stage of construction

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Independent building inspections provided at practical completion stage completed prior to handover.

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