

INCLUSIONS - VESTBUILD HOUSE & LAND TURN KEY INCLUSIONS LIST

PRELIMINARY WORKS

- Site Survey, soil test, site inspections as required
- Building Permit application including applicable fee
- Full set of Working Drawings including site plan and 6 Star Energy Rating
- Temporary Fencing & scaffolding as required
- Home Owners Warranty Insurance cover
- Fixed Price Contract (Subject to Vestbuild Terms & Conditions & available on request)

GENERAL SITE WORKS

- Earthworks including leveling of construction platform over the build area
- Excavation of Rocks if/where required
- Storm water and sewer drainage requirements covered to legal points of discharge
- Connection to mains single phase power supply including conduit, cabling & charges
- Connection of underground telephone conduit, gas and water supply (opening fees not included as responsibility of owners after handover)

FOUNDATIONS

- Concrete Slab built to engineers design
- Termite Spray & slab barrier system where applicable to relevant authority

EXTERNAL FEATURES

- Natural Clay bricks from builders range
- Natural colour mortar joints
- Front Elevations per Working Drawings by builder
- Aluminium Windows throughout with standard glazing
- Aluminium Flyscreen's and Window Locks (keyed alike)
- Painted cement sheet infills above side and rear windows & doors
- Feature Front entry door with entrance lockset
- External Garage door with lock
- Weather seals to all external doors in accordance with Bush Fire requirements

INSULATION

- Insulation to ceiling as per 6 star energy rating requirements
- Insulation to external walls and internal garage to home wall including sisalation

CARPET

- Carpet from builders range to areas not tiled per colour selection

ELECTRICAL

- Standard Light Fittings with globes to all

Internal Light Outlets or Similar

- Double power points throughout dwelling except singles to fridge & dishwasher or as per electrical plan
- Plastic white wall mounted switch plates
- TV Antenna with TV point/s located as per plan
- One Telephone point to Kitchen pre wired including draw wire conduit to underground pit ready for phone service provider to make connection
- Hardwired Smoke Detector/s with battery backup located per plan
- RCD Safety Switches and circuit breakers to meter box
- External lights to all exits with external batten holder lights with shade hat
- NBN Ready Infrastructure to one point

ROOFING

- Concrete roof tiles with colour selection by builder or plan specific
- Colourbond fascia and gutter colour matched by builder
- Colourbond downpipes colour matched by builder

SECURITY

- Aluminium Fly Screen Door to External Front Door & Sliding Door if applicable

FRAMING

- Pine wall frame throughout and engineered pine roof trusses

HOT WATER SYSTEM

- Gas hot water system

HEATING & COOLING

- Type of heating & cooling is plan dependant as will vary depending on type of home as in one level or two storeys. Will be combination of either; 1 x Gas Ducted Heating Unit & 1 x Split System (cooling only) OR minimum 1 Split system (heating & cooling). Position of gas outlets and / or split system, A/C Unit is at builder's discretion.

GARAGE – CAR ACCOMMODATION

- Double or Single Lock Up garage per plan
- Plaster ceiling
- Concrete Floor
- Remote Control Door with two remotes
- External walls brick or as per plan
- External rear access timber door

LANDSCAPING & FENCING

- 1800mm High Timber fencing (½ share of cost with boundary neighbours included) including wing fence

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- Front Landscaping includes mixture of small shrubs, chip bark &/or mulch, concrete to driveway, porch & path to front door, letterbox installed, one external tap to front water meter, level nature strip with top soil and seed
- Rear Landscaping includes mixture of concrete paving accessible from living area, crushed rock &/or pebble toppings to blind side of home, clothesline and external tap.
- Landscaping materials &/or items may vary at builders discretion depending on developers approval where applicable

INTERNAL FEATURES

- Doors all flush panel 2040mm with chrome hinges
- Lever door handles
- Moldings MDF skirting and architraves
- Pull down Window and Sliding Door Blinds Throughout
- Door stops to door openings

PLASTER

- 10mm plasterboard to ceiling and walls
- Water repellent blue board to bathroom and ensuite shower walls
- 75mm cove cornice to all areas
- 2400mm high ceilings or as per plan
- Plaster lined ceiling to portico and outdoor living areas where applicable on plan

PAINT – TWO COAT APPLICATION

- Gloss enamel finish to internal doors, jambs and moldings
- Flat acrylic paint applied to ceilings
- Acrylic to Internal Walls
- Professional internal colour selection by builder
- Exterior colour choices by builder
- Gloss finish to front entry door plus skirting boards & architraves
- Painted infills above windows where applicable refer to plan

STORAGE

- One melamine Shelf with hanging rail to walk in robes and all robes
- Four melamine easy clean shelves to all pantry and linen cupboards
- Handles from builders range to all drawers and cabinet cupboards
- Sliding Doors to double robes, single hinged door to single robe/linen cupboards

KITCHEN

- Stainless Steel 600mm Fan Forced Electric Oven Brand By Builder
- Stainless Steel 600mm Gas Cook Top Brand By Builder

- Rangehood Slideout Stainless Steel 600mm Wide Brand By Builder
- Stainless Steel Dishwasher Including Single power point and capped cold water point
- Chrome flick master tapware
- Melamine door and drawers
- 20mm reconstituted stone bench top as per internal colour selection choice
- Melamine interior shelving

CERAMIC TILES

- Splash back to kitchen, bathroom, ensuite, and laundry as per plan
- Floor tiles to ensuite, bathroom, laundry, WC's, kitchen where shown on plans and as per internal colour selection
- 100mm high skirting tiles to bathroom, ensuite, WC's and laundry

LAUNDRY

- 45 Litre white laundry sink with cabinet and direct washing machine bypass
- Individual Hot and Cold Chrome tapware

BATHROOM AND ENSUITE

- Vitreous White China Vanity Basins
- Polished Edge Mirrors
- White Bath in Tiled Podium
- 900mm X 900mm shower bases or size as Per Plan
- Semi-Framed Shower Screens with Aluminium Frame and Clear Glazed Pivot Door
- Vitreous White China Toilet Suite
- Chrome Tap Ware
- Towel Rails and Toilet Holders
- Exhaust fans to bathroom and ensuite
- Melamine Doors and Drawers
- Post Form Laminate Bench Top
- Melamine Interior Shelving
- Chrome Handles, Counter Top Basins with Flick Mixers

QUALITY INSPECTIONS

- Vestbuild handover PCI Property Completion Inspection with owners and building supervisor organized by our experienced Vestbuild construction coordinator

WAIVER ACKNOWLEDGEMENT

It is agreed by the purchaser/s that the builder reserves the right to provide alternative products &/or items on proviso these replacements are of the same or similar quality and colour as that of the original listed above. The exact location &/or method of installation is at the discretion of the builder in accordance with the Australian Building Code Standards.

VERSION: WHITE LABEL