

INCLUSIONS

- CLASSIC DUAL LIVING

General

- * Building permit, insurances and fees
- * Plans, engineering and specifications
- * Soil test, energy efficiency design
- * Building certification
- * Frames and trusses treated against termite and borer
- * 6 year builders warranty
- * 6 month maintenance period

Connections

- * Electricity or gas as per contract, telstra, water
- * Stormwater and sewer

Base

- * Up to H class concrete slab
- * Engineering certification
- * Mechanical termite protection - lifetime warranty

Exterior

- * Facade as per plans
- * Exterior treatment and materials as per plans and colour scheme
- * Colorbond roof as per plans
- * Colorbond gutters and fascia as per plans
- * Covered alfresco, tiles over concrete finish as per plans
- * Aluminium windows and doors as per plans
- * Feature glazed entry door, deadlock fitted
- * Security screens to all doors, flyscreens to all windows
- * Windows fitted with key locks
- * Treated timber fencing as per covenant requirements to all boundaries and returns, access gate to side
- * Separating fencing from rear of units to back boundary
- * Two external taps to each unit fitted as per plans
- * Wintergreen turf supplied including nature strip to front and back yards
- * Garden beds installed to front yard as per covenant
- * Exposed aggregate driveway and path to entry
- * Pad provided to clothesline area
- * Clothesline installed fold out style to fence or side of house
- * Letterbox with double mail slots as per building covenant

Interior

- * 2400mm ceiling height
- * Ceiling insulation minimum R2 rated
- * Wall insulation as per energy report
- * Sarking to walls
- * Flush panel internal doors with chrome lever furniture
- * Walk in robes as per plan, built in robes with half vinyl half mirrored doors
- * Ceiling fans to all bedrooms
- * Ceiling fan to living areas
- * 42mm skirting (splayed style) and matching architraves
- * 90mm cove style cornice throughout

Painting

- * Acrylic paint system
- * Washable acrylic to walls

- * Enamel to doors, skirting and architraves
- * Exterior acrylic to external surfaces

KITCHEN

- * Quality European made stainless steel appliances
- * 600mm euromaid fan forced multifunction oven
- * 600mm euromaid stainless steel rangehood
- * 600mm euromaid stainless steel cooktop touch control
- * 600mm full and draw stainless steel dishwashers
- * Stone bench tops from the standard builders range
- * Custom made laminate cupboards, fitted to bulkheads
- * 1 3/4 stainless steel sink with flick mixer chrome tap
- * Overhead cupboards and walk in pantry as per plan
- * Bank draws
- * Tiled subway splashback from platinum range of tiles

LAUNDRY

- * Quality tap ware
- * Tiled splash back
- * Stainless steel laundry tub

ELECTRICAL

- * Downlights throughout (recessed), fluro to garage
- * Oyster light to kitchen areas
- * Double power points throughout every room
- * Exhaust fans to bathrooms
- * Hardwired smoke detectors with battery back up
- * Split system air conditioners to living and main bedroom

TILING

- * Tiling in main bathroom and ensuite to shower recess
- * Tile selection from the platinum plus builders range
- * Floor tiles 450 x 450 mm ceramic tiles as per selection
- * Wall tiles ceramic as per selection including feature tiles
- * Tiling to all wet areas and living areas as per plan

BATHROOM AND ENSUITE

- * Quality acrylic bathtub as per plan
- * Stone bench tops from builders range with custom vanity
- * Flick mixer tapware chrome finish
- * Double towel rails, toilet roll holders
- * Safety glass shower screens with chrome frame
- * Mirror over vanities chrome frame
- * Dual flush toilets as per plan

HOT WATER

- * 250L electric hot water system

HEATING / COOLING

- * Reverse cycle split system to living and main bedrooms to both units

CARPET

- * Quality stain resistant carpet from the platinum range

WINDOW FURNISHINGS

- * Roller blinds / vertical blinds to all windows and doors

HOMES R US

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INCLUSIONS - DUPLEX TITLED UNITS

General

- * All inclusions from the "Dual Living" Range, plus items listed below;

DEVELOPMENT ITEMS

- * Development fees cover any of the following ; Code Assessable, Self Assessable or Impact Assessable application as per specific lot and council requirements
- * Material Change of Use on land (If required), includes advertising, application fees and administration
- * All submissions to council for a Dual Occupancy Dwelling as per the town planning requirements
- * Hydraulics Design and approval where required
- * Operational works for Driveway applications and Landscape design and submission, including application fees
- * All Town planning fees and charges
- * Preparation of Survey Plans ready for owners submission to titles office, includes all new services locations for future subdivision plans.
- * Town Planning compliance certification and endorsement ready for titles office
- * All infrastructure charges and fees including headworks.

COMMUNITY MANAGEMENT SCHEME

- * Includes establishment of the Community Management Scheme under the Two Lot Code
- * Includes solicitors fees and charges for establishment of the scheme

EXTRA WORKS

- * Driveways and Landscaping constructed as per council requirements for under a Dual Occupancy Code
- * Extra separate set of services (water, sewer, telephone, nbn cable allowance) to the second unit
- * Fencing as per council requirements

Dual Occupancy packages supply the owner with council sealed plans ready to lodge to the titles office. Final lodgement is completed by the owner.

*Please note, the owners solicitor can handle lodgement on their behalf. Application fees for lodgement at the titles office is approximately \$850 at the time of writing, February 2016.