



HOMECORP

SINGLE DWELLING – STANDARD INCLUSIONS | PAGE 1

INCLUSIONS



Homecorp[®]
CONSTRUCTIONS

PRELIMINARIES

- Preparation and lodgement of Development Application including drafting of Architectural Plans and all applicable fees;
- House plan design by a qualified architect, complying to a minimum 6 star energy efficiency rating;
- Preparation and lodgement of Construction Certificate including drafting of Construction Drawings and all applicable fees;
- QBCC Construction Insurance;
- Soil test;
- Portable long service levy [as required by law];
- Comprehensive works insurance during construction;
- Site preparation including bulk earthworks and sediment control.

MANDATORY ITEMS

- Earth leakage circuit breaker [cuts power when a short is detected];
- Hardwired smoke detectors with back-up battery;
- Water tempering valves [reduces the chance of scalding];
- Non-return valves [stops contaminated water from re-entering the system];
- Scaffolding and edge protection during construction [as required]
- Workplace health and safety notification and levy;
- National Broadband Network Provision [NBN] if available to the Lot (connection not included);
- Water, sewerage and power service connection;
- Twelve-month maintenance warranty from practical completion;
- Six years structural warranty from practical completion.

SITE WORKS AND ALLOWANCES

- Concrete slab on ground incorporating alfresco and patio areas, designed and certified by qualified structural engineers;
- Steel reinforcing allowance, calculated according to concrete slab area;
- Concrete allowance according to house pad;
- Single phase power connection point.

GENERAL CONSTRUCTION ITEMS

- Pine frames and trusses – built to necessary wind load requirements;
- Termite barriers to comply with Australian Standard AS3660;
- Sarking to external walls [provides moisture barrier and insulation];
- Roof foil insulation under entire roof;
- 2440mm internal ceiling height [unless otherwise specified];
- Aluminium windows and doors;
- Fly screens to all windows and sliding doors;
- Diamond grill security screen door to front door;
- Obscure glass to bathroom/s, toilet/s and ensuite/s;
- Standard window locks to all windows;
- Powered double garage door with 2 x remote sensors;
- 2 x Phone points. Kitchen and Master bedroom [not including connection];
- 2 x Television co-axial points [Living room and Master bedroom (+ Media room if applicable)];
- 1 x Television aerial [standard];
- 1 x 5 kw Reverse split system air conditioner [Living room];
- 1 x 2.5 Reverse split system air conditioner [Master bedroom];
- 1 x Fold down wall-mounted clothesline;
- 1 x Freestanding letterbox per dwelling;
- 2 x Garden taps [1 x front and 1 x rear];
- 1 x hot water system;
- Light and power fittings throughout;
- Interior and exterior builders house clean [note this is not a domestic/rental clean].

Note: Materials and finishes are specified by architects and subject to availability. The builder reserves the right to effect reasonable changes from time to time. V3 May 2018

INITIALS



HOMECORP

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INCLUSIONS

LANDSCAPING

- Quality turf to front, rear and sides of property exterior;
- Front feature garden bed;
- Fully enclosed pine fencing;
- Dual access steel framed gates – 1 x Double* and 1 x Single [*Double gate subject to site width];
- Concrete driveway, path to entry and patio – finishes can vary at builder's discretion and council requirements.

EXTERNAL FINISHES

- Cladded and/or rendered finish as per architectural design [refer to specific plans for details];
- COLORBOND roof as prescribed by architect;
- COLORBOND fascia and gutters;
- COLORBOND sectional panel lift garage door.

INTERNAL FINISHES

- Melamine shelving top shelf to robes and hanging rail;
- 42mm x 11 bevelled architraves;
- 68mm x 11mm bevelled skirtings;
- 90mm cove plaster cornices;
- Porcelain floor tiles to living areas;
- Quality carpet to all bedrooms;
- Three coats of quality paint – including primer/sealer and undercoat – Matt to walls, gloss to doors and architraves;
- Builder's selection 45 litre stainless steel laundry tub with white metal cabinet;
- Window furnishings to all windows;
- Mirror sliding doors to bedroom robes;
- Cushion stops on all internal hinged doors;
- Ceiling fans to all bedrooms.

BATHROOM AND ENSUITE INCLUSIONS

- Freestanding vanity units with basin;
- Wet area Villaboard wall lining;
- Builder's selection floor and wall tiles;
- Builder's selection acrylic bathtub;
- Aluminium, semi framed, clear glass pivot shower screens;
- Dual – flush 6/3L toilet suite;
- Builder's selection quality towel rails and toilet roll holders;
- Semi frameless wall-mounted mirror.

KITCHEN INCLUSIONS

- Laminate finish to cabinetry;
- Tiled splash-back;
- Stone bench tops;
- Overhead wall cupboards where stated on plan. Painted bulkhead over wall cupboards;
- Builder's selection 600mm stainless steel range hood;
- Builder's selection 600mm stainless steel oven;
- Builder's selection 600mm stainless steel cook top;
- Builder's selection stainless steel 1 ¼ bowl sink with one tap hole;
- Quality chrome mixer tapware;
- Builder's selection stainless steel dishwasher.

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