

# STANDARD INCLUSIONS

## Simvesta Victoria V4

Effective: 11-Nov-2018

### WELLNESS

Darwin stage 1 water filtration system

Darwin air filter and grille.

5x Darwin circadian capable downlights to master bedroom.

Darwin hub.

### KITCHEN

Electric underbench oven (600mm)

Gas cooktop (600mm)

Canopy rangehood (600mm)

Appliances available in stainless steel only

1 3/4 bowl Stainless Steel Sink including basket waste

Fully lined laminated cupboards with laminate post formed bench top(as per working drawings).

Mixer tap

Dishwasher to kitchen with single power point and plumbing connection

### BATHROOM & ENSUITE

Fully lined laminated base cabinet with laminate post formed or square edge benchtop

Vitreous china above counter hand basins (white)

Acrylic designer bath (white) set in a tiled podium

Dual flush vitreous china close coupled toilet suite (white) including skirted pan and enclosed trap

Polished edge mirrors - above vanity benchtop

Showers - laminated glass pivot door and metal frame with polymarble base

Mixer tapware, shower rose and wall bath outlet

Exhaust fans including self sealing air flow draft stoppers to bathroom and ensuite

Towel rail and toilet roll holder to bathroom, ensuite and WC where applicable.

### LAUNDRY

Feature 45lt trough and cabinet (white) with tapware

Wall mounted washing machine taps

### CERAMIC TILING WET AREAS (As per Colour Palette)

Wall tiles to kitchen, bathroom, ensuite, laundry and powder room (as per working drawings)

Floor tiles to bathroom, ensuite, WC and laundry (as per working drawings)

150mm high skirting tiles to bathroom, ensuite, powder room (if applicable), WC and laundry (as per working drawings)

Grout lines as per Builders Discretion

### FLOOR COVERINGS (As per Colour Palette)

Ceramic tiling to kitchen, meals and hallway as per working drawings with carpet from Colour Palette Selection to the balance of the dwelling.

### WINDOWS & EXTERNAL DOORS

Sliding aluminium windows including keyed locks.

Entry door façade specific.

Lever handle set, single cylinder deadlock and key in knob entry set to garage access door.

Flyscreens to opening windows and flydoors to sliding doors. (As per working drawings)

Rod rollers to wet areas, block out vertical drapes to sliding doors and PVC timber look venetian blinds to all other windows

### GARAGE

Metal sectional panel lift garage door with remote control units including 3No. handsets and cradle.

Weatherproof hinged flush panel access door

### INSULATION

R3.5 Glasswool batts to ceiling of roof space only (excludes garage).

R2.0 Glasswool wall batts including sisalation to external brick veneer walls (excluding garage) and wall in between house and garage

### CEILINGS

2440mm (overall plates) standard ceiling height

### ALARM

Security alarm system including 4 No. sensors 1 No. code pad, 1 No. internal screamer, external siren and strobe light including tamper proof switch.

### SOLAR HOT WATER SERVICE

Gas Boosted solar hot water with Continuous Flow Booster, 1 No. solar collector and all associated electrical and plumbing connections.  
Note: Panel and storage tank positioned at the Builders discretion. An additional solar panel may be required at the clients expense subject to orientation of dwelling.

### ROOFING

Concrete colour on roof tile. (Selection from Colour Palette)

Metal fascia & gutter (Selection from Colour Palette)

### FIXING

42mm MDF square dressed or pencil round architraves and 67mm MDF square dressed or pencil round skirtings to dwelling with 67mm FJ pine architraves & 42mm FJ pine skirting to entire garage - (plan specific)

Flush panel doors

Lever passage sets and pull handles - Square style

Hinged opening doors to wardrobes (as shown on plans).

### PAINT - 2 Coat Application (As per Colour Palette)

Low sheen acrylic to external timber work

Low sheen acrylic to internal walls

Flat acrylic to ceilings Builders White

Gloss finish to internal woodwork

Gloss finish to front entry and internal doors

### FOUNDATIONS

Up to Class 'H1' concrete slab

Part A Termite Treatment to slab penetrations and Part B Termite Treatment to slab perimeter.

### PAVING

Colour through concrete paving to driveway with path to front porch based on 5 meter setback. Does not include crossover.

### EXTERNAL

Concrete finish to Sala/Alfresco as per design

Landscaping as per drawings for blocks up to 600m2.

Clothesline to nominated location.

Letterbox

1920mm high wing fence to both sides of the dwelling including 1No. 900mm wide gate.

Perimeter fencing as per developers guidelines included (half share)

### HEATING (NATURAL GAS ONLY)

Gas ducted heating unit in roof space

### ELECTRICAL

Double and Single power points and light points as per standard electric layout

Safety switches

Smoke detectors

Telephone point to kitchen

1 No. TV antenna inc 2 No. TV Points

1 No. external light point outside laundry

1.5 reverse cycle split system unit as per standard plans

Lights in oyster 10 watts energy efficient globe with matt opal glass and chrome clips as nominated on electrical plan.

### CONNECTION COSTS

Based on a building allotment of up to 600m2 and a maximum building setback of 5m (subject to Planning Authority). Additional charges will apply for blocks greater than 600m2.

Includes connection of water, sewer, telephone conduit and stormwater points within the allotment and connection to underground power and gas services (where available) immediately adjacent to the allotment. Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your Sales Consultant if connection to natural gas is unavailable.

---

2 No. external taps

## **STRUCTURAL**

---

• Lifetime structural guarantee. Please refer to our website for Terms and Conditions.

## **CLIENT(S) TO SIGN BELOW**

---