

# Standard Detached Turnkey Inclusions - Single

## Preliminary Site Works

- ✓ Survey, soil test and site inspections.
- ✓ Building permit application fees.
- ✓ NCC/BCA compliant energy ratings.
- ✓ Geo fabric sediment control, and waste disposal as required by local council.
- ✓ Scaffolding and temporary fencing as required during construction.
- ✓ All requirements of drafting and estimating.
- ✓ Professional color pallets selection.
- ✓ Connection of underground gas and water supply including metering.
- ✓ All retaining walls (if required) for permits and certificate of occupancy, not landscaping.
- ✓ All earth works for the construction of the slab.
- ✓ Assume H1 waffle pod concrete slab.
- ✓ Stormwater and sewer drainage to legal point of discharge, and sewer connection point respectively.
- ✓ Connection to mains power supply including conduit and cabling for underground connection of single phase electricity to meter box and electricity supply charge during construction.
- ✓ Note; Shape Homes will provide all connection points, it is the buyers responsibility and cost to connect with a retail provider after handover.
- ✓ Termite treatment system to the perimeter of the slab and all slab penetrations if required by local council.

## Electrical

- ✓ Smoke detectors as required by authorities.
- ✓ Double power points throughout.
- ✓ 2 free to air TV points, with a cable connected to an antenna.
- ✓ Exhaust fans to bathroom and ensuite, WC & powder. (house specific)

- ✓ Downlights to all areas, except bedrooms, wet areas and alfresco, batten lights to these areas.
- ✓ 1200mm fluorescent light point to garage ceiling.
- ✓ Earth leakage safety switch to lights and power points.
- ✓ One pay TV point with cabling bundled in roof space for connection with provider by the purchaser after handover.
- ✓ Three data points and one telephone point ready for connection to NBN by the purchaser after handover.

## Joinery and finishes

- ✓ Feature front door and timber entry door frame.
- ✓ Passage Lever with deadbolt and double cylinder to front door.
- ✓ Deadlocks to all external hinged doors and garage/ Entrance knob set with double bolt and double cylinder to Laundry external access, Garage rear access and Garage internal doors (design specific).
- ✓ Flush panel and gloss painted internal doors.
- ✓ Chrome lever style internal door furniture.
- ✓ Cushion door stops to all hinged doors.
- ✓ Built in linen cupboard with four melamine, easy clean shelves.
- ✓ WIR or built in robes to bedroom one and built in robes with sliding vinyl framed doors to all other bedrooms.
- ✓ Built in robes to have one high full length shelf, with one hanging rail and a stack of 4 shelves all in melamine.
- ✓ 67 x 12mm splayed profile gloss painted skirting and architraves.
- ✓ 75mm cove cornice throughout.
- ✓ Quality acrylic paint to all walls and ceilings (Industry standard two coat system).

## Flooring

- ✓ Laminate timber look flooring to dining and kitchen, living, pantry, entry & passage. (house specific – refer to plans)
- ✓ First quality carpet with underlay to entry, living and all bedrooms, lounge, rumpus & study. (house specific – refer to plans)
- ✓ Ceramic floor tiles to bathroom and ensuite & powder. (house specific)

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SHAPE  
homes

## Kitchen, bathroom and Laundry

- ✓ Fully laminate kitchen cabinet doors, end panels and drawer fronts with Melamine base and overhead cabinet carcasses.
- ✓ Reconstituted stone bench top to kitchen bench.
- ✓ Stainless steel 1.5 bowl sink to kitchen.
- ✓ Chrome lever mixer tap to kitchen sink.
- ✓ Stainless steel 600mm gas cook top.
- ✓ Stainless steel fan forced electric oven.
- ✓ Stainless steel 600mm fully retractable rangehood.
- ✓ Stainless steel dishwasher.
- ✓ 45 litre stainless steel laundry trough with cabinet.
- ✓ Dual flush toilet suites, with self-closing lid.
- ✓ Acrylic bath to tiled podium.
- ✓ Semi frameless clear safety class pivot shower screens.
- ✓ Fully laminated vanity unit with square edge bench top and vitreous China basin to ensuite and bathroom.
- ✓ Laminate bench tops to powder, ensuite and bathroom.
- ✓ Polished edge and frameless mirror over vanity units.
- ✓ Chrome finish towel rails, toilet roll holders and soap dishes to all bathrooms and toilets.
- ✓ Chrome finish mixer tapware throughout.
- ✓ Handheld shower heads.

## Fixtures and Fittings

- ✓ Prefabricated wall frames and engineered designed roof trusses.
- ✓ Powdercoated aluminum windows with keyed alike window locks and keyed alike external terrace sliding door.
- ✓ Obscure glazing to bathroom, ensuite and WC windows as required.
- ✓ Colorbond valleys, fascia, guttering and downpipes.
- ✓ External wall insulation minimum R 1.5, includes insulation and wall batts.
- ✓ Ceiling insulation to living areas, excludes garage veranda and terrace roof, minimum R2.5.

- ✓ Flyscreens to all openable windows.
- ✓ Energy efficient gas boosted hot water unit.
- ✓ Ducted gas heating.
- ✓ Roller blinds to bedrooms, living areas and kitchen.

## External Works

- ✓ Fencing to all boundaries to meet estate covenants. One side to have a winged fence, with one pedestrian gate, meeting estate covenants. Note, no fencing forward of the building line, and no front fencing. Corner lots will meet estate covenants.
- ✓ Corner lots fenced as per estate covenants.
- ✓ Colored concrete driveway, front path and porch. (Unless covenants require different) Plain concrete landing outside the laundry door, with crushed rock path to the clothesline. If undercover terrace, colored concrete to the terrace area, if no undercover terrace, 3 m by 5m colored concrete pad to outside the rear door. (plan specific)
- ✓ Terrace ceiling to be lined with one central light. (plan specific)
- ✓ Garage standard concrete.
- ✓ Landscaping to the front yard to be mulched garden beds, grass, with minimum 5 plants and one tree. (Species is season dependent)
- ✓ Landscaping to the rear yard to be mulched garden beds, grass, minimum 7 plants and one tree (Species is season dependent) Rear yard will also include some hard scape crushed rock areas, which will be included along the dead side of the house.
- ✓ Letter box with street number to meet covenants.
- ✓ Wall or ground mounted folding clothesline.
- ✓ Two external garden taps (one to the front, one to the rear).
- ✓ Colorbond sectional garage door with auto opener and three hand held transmitters.

The purchaser acknowledges that if the above product is not available, the builder can substitute another product of the same quality and value.

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Signed by Purchaser

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