



## PREMIUM SCHEDULE OF INCLUSIONS

### GENERAL | PRE-CONSTRUCTION | CONNECTIONS

House plan including full working drawings
HIA Fixed Price Contract including GST
Soil Test, Wind Rating & Engineers Footings design
6 Star Energy Efficiency for Australian Standard
Local council building application fees (charges and permits only)
Sewerage, storm water, data & electrical connections (max 8m from slab) (Owner to pay account fees where applicable)
QBCC Third Party / Building Insurance & Q Leave fees
2 x Handover inspections with independent third party as chosen by builder
Your choice of internal and external colour schemes from Premium Colour Range

### WARRANTIES

QBCC Structural Warranty (6 years and 3 months)
QBCC Non-Structural Warranty (12 months)
Visual Termite Barrier for Australian Standards

### SITE WORKS | SLAB | FRAME

"H" class concrete slab (waffle pod) up to 400mm above ground including Under Slab Drainage
T2 Timber framing material constructed onsite & prefabricated pine trusses
Ceiling height of 2400mm, Joinery height of 2100mm

### ENERGY EFFICIENCY | ROOF | EXTERNAL CLADDING

Insulation to Energy Efficiency ratings where required
Metal Colorbond roof, fascia & gutter, PVC downpipes
Brickwork PGH one colour with grey mortar as per plans
Weatherboard Hardieplank Smooth 30mm profile as per plans
Render finish to front facade
Soffit Hardieflex 4.5mm thick
Paint 1 coat primer, 2 top coats

### LANDSCAPING

Exposed aggregate driveway to 50sqm with curb cutout
1.8m butted timber pine as required to the block plus 1 x single side gate (existing fencing is not included)
Winter Green Turf to front, rear & sides
Gravel to 1 x side where required with weed matting underneath
Planted garden bed to front of the lot (to 10sqm) including large shrubs (300mm pot)
Lightweight Pillar Letterbox with street number
Wall mounted standard fold down clothesline 2.49m x 1.5m

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### WINDOWS | DOORS | DOOR FURNITURE

#### Front Entry Door

- Hinged front door paint grade Hume XN1 920mm wide with Clear Glass
- TradePro Braxton Passage Internal door furniture, Satin Chrome

#### External Doors

- Aluminum Framed Sliding Doors keyed alike, as per plans
- Hume Flush doors paint grade with door stops as per plans
- Tradepro Colton Entrance Knobset, Satin Chrome
- Insect screens to sliding doors (excludes upgraded openings such as bifolds, etc).
- Roller blackout blinds to sliding doors (excludes laundry)

#### Windows

- Aluminum Framed Windows keyed alike, as per plans
- Grey tinted glass to front street facing windows only
- Standard obscure glass to bathroom, ensuite & WC
- Insect screens to openable windows (excludes upgraded openings such as louvers, etc)
- Roller blackout blinds to windows (excludes kitchen, pantry, obscure glass and entry side light if applicable)

#### Internal Doors

- Hume Flush doors paint grade with white door stops as per plans
- TradePro Braxton Internal door furniture, Satin Chrome. Privacy set to Master Bedroom, Main Bathroom & WC. Passage set to remaining rooms.

#### Garage Door

- CSI Classic Pro Series Garage Door with Pro Series Motor, slimline profile (excludes windows). Includes 2 x remotes and wall mounted controller

### INTERNAL FITTINGS

#### Moldings & Jambs

- 42 x 11mm Pine FJ Architraves Bevel
- 68 x 11mm Pine FJ Skirtings Bevel
- 42 x 42 Pine FJ H3 External Architraves (design dependent)

#### Wall Linings & Paint

- 10mm plasterboard to internal walls & ceilings
- 6mm villa board / WR board to wet areas
- 90mm Cove plaster cornice
- Paint 1 coat primer, 2 top coats

#### Mirrors

- Frameless mirror to Main Bathroom full width of vanity, 1000mm in height
- Frameless mirror to Ensuite full width of vanity, 1000mm in height

#### Shower Screens

- Semi frameless Chrome shower screens with clear glass





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### Shelving/Robes

- 4 x White Melamine shelves to linen with hinged doors or vinyl sliding door with chrome frames (design dependent)
- Mirrored Sliding Robe Doors with Chrome frames
- Fixed shelf 1800mm high with single hanging rail to all Bedrooms

### FLOOR COVERINGS

Nylon Heavy Duty Residential carpets to Bedrooms, Robes and Media (design dependent) with 11mm foam underlay

Vinyl or Tiled Living Areas (choice of)

Concrete to Garage Floor

### TILING

Tiled Porch and Alfresco

Tiled Wet Area floors including skirting

Tiled Laundry Cabinet splash back to 400mm high

Hob less Shower floors and walls tiled to ceiling

Tiled Bath splash back to ceiling

Tiled Vanity splash back to 250mm high

Round Chrome Floor Wastes

Tiled Kitchen splashback to 600mm high

### CABINERY | STONE

#### Kitchen

- Stone Kitchen benchtops 20mm Essastone
- 2110mm high cabinetry
- Handles from Standard Range
- Bulkheads above Kitchen cabinetry (excludes Pantry)
- 1 x Bank of 4 metal sided drawers with 1 x cutlery insert
- 1 x Pot drawer

#### Pantry

- 4 x Melamine shelving to Pantry (design dependent)

#### Laundry

- Custom built cabinetry up to 600mm wide with under bench cupboards (excludes drawers)
- Handles from Standard Range
- Laminate benchtop

#### Main Bathroom

- Custom built cabinetry with under bench cupboards (excludes drawers)
- Handles from Standard Range
- Laminate benchtop

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### Ensuite

- Custom built cabinetry with under bench cupboards (excludes drawers)
- Handles from Standard Range
- Laminate benchtop

## ELECTRICAL FITOUT

### Appliances - Electrolux

- 1 x Oven 600w Baumatic BO5M with 5 Functions, Black Glass and Knob Control
- 1 x Electric Cooktop 600w Baumatic RT64 Touch Control Ceramic
- 1 x Rangehood 600w GDA GEH6017 Recirculating slide out
- 1 x Dishwasher 600w Baumatic B14DWS with 14 Place Setting and 5 Wash Programs

### Power Points – Standard White

- 3 x double to Kitchen
- 1 x single for Dishwasher
- 1 x single for Microwave hole
- 1 x single for Fridge
- 1 x appliances circuit combined
- 3 x double to Master
- 2 x double to all Bedrooms
- 2 x double Media (design dependent)
- 1 x double to Living
- 1 x double to Dining
- 1 x double to Bathrooms
- 1 x double to Laundry
- 1 x double to Garage
- 1 x double weatherproof to Alfresco

### TV Points – Standard White

- 1 x Living Room
- 1 x Master Bedroom
- 1 x Media (design dependent)

### Lighting

- 2 x LED downlights to all Bedrooms and Media (design dependent)
- 1 x LED downlight to all Bathrooms, Laundry and WC (design dependent)
- 1 x LED downlight to Master Bedroom WIR (design dependent)
- Up to 16 x LED downlights to Living, Kitchen, Dining & General spaces
- 1 x LED slimline batten light to Garage
- 1 x Exhaust fan / light unit to all non-ventilated Toilets in lieu of LED downlight
- 1 x Light / heat lamp / exhaust fan unit to all Bathrooms
- 1 x External LED downlight to Porch
- 1 x External LED downlight to Alfresco
- 1 x External spotlight with sensor





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### Switches – Standard White

- As per electrical plans (excludes dimmers)

### Data / Phone Points – Standard White

- 1 x point to Kitchen
- 1 x point to Living

### Air Conditioning

- 1 x Split system Rinnai Air-Conditioner 7.0kw RINV70RC to Living Area
- 1 x Split system Rinnai Air-Conditioner 2.5kw RINV25RC to Main Bedroom

### Fans

- 1 x Ceiling fan Standard White (without light) to all Bedrooms
- 1 x External Ceiling fan S/Steel (without light) to Alfresco

### Other

- 1 x TV Antenna
- Hard wired smoke alarms to meter box
- NBN internal wiring ready

## SMART HOME TECHNOLOGY

### 4 Sight Subscription

- 15-month Subscription to 4 Sight

### Smart Front Door Lock

- 1 x Yale Assure Lock Touchscreen Satin Nickel

### Smart Lighting Control

- 5 x Control 4 Puck Dimmer Module (240V) - per circuit

### Smart Garage Door Control

- 1 x ZigBee IO Roller Door Connection

### Smart Networking & Wi-Fi System

- 1 x Ubiquiti Unifi Security Gateway
- 1 x Ubiquiti Unifi Switch 8 Port 150w POE+
- 1 x Ubiquiti Unifi AC Pro Wi-Fi Access Point

### Smart Home Processor

- 1 x Control 4 CA-1 Automation Controller

## PLUMBING | BATHROOM FITTINGS

### Kitchen

- Abey Entry 175 Stainless Steel Sink 1 & 3/4 bowl with Drainer 1080mm
- ACL Opus Swivel Basin Mixer Chrome
- Plumbed Fridge Connection
- Dishwasher Taps

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### Laundry

- Abey Project 45Ltr Stainless Steel Flushline Laundry Tub
- ACL Opus Swivel Basin Mixer Chrome
- Washing machine taps

### Main Bathroom

- Arto Round Above Counter Basin with Tap hole
- Austworld 32mm Pop Up Plug & Waste Chrome
- ACL Opus Basin Mixer Chrome
- Azzurra Universal Rail Shower Chrome
- ACL Opus Wall mixer Chrome
- ACL Ruby Double Towel Rail 800mm Chrome

### Ensuite

- Arto Round Above Counter Basin with Tap hole
- Austworld 32mm Pop Up Plug & Waste Chrome
- ACL Opus Basin Mixer Chrome
- Azzurra Universal Rail Shower Chrome
- ACL Opus Wall mixer Chrome
- ACL Ruby Double Towel Rail 800mm Chrome
- ACL Ruby Robe Hook Chrome

### Baths (design dependent)

- Decina Fabrino 1525mm Bath
- ACL Yale Bath Spout 160mm Chrome

### Toilets (design dependent)

- Paco Jaanson Opal Mk3 Close Coupled Toilet Suite with Poly Soft Close Seat
- ACL Ruby Toilet Roll Holder Chrome

### Other

- Electric Storage Hot Water Unit Rinnai 125L
- 2 x Water Taps with Stop Valves

## STAIRS | BALUSTRADES | BALCONIES (design dependent)

### Internal Stairs

- Closed staircase with Meranti treads
- Frameless glass balustrade
- 5 x stair lights

### Balcony

- Tiled floor
- Frameless glass balustrade





## PREMIUM SCHEDULE OF INCLUSIONS

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## EXCLUSIONS

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### SITE WORKS | CONNECTIONS

No allowance for retaining walls

No allowance for demolition

No allowance for connecting or installing third party services, e.g. electricity, NBN, Foxtel, telephone, etc

For Dual Occupancies please be aware there are additional connection fees for services, e.g. Telstra, NBN second connections