

# TURNKEY INCLUSIONS

## HOME AND LAND

### GENERAL

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Member of MBA & HIA  
Member of Glenvill Group of Companies  
Insurance with home owners warranty  
6 year structural guarantee

### PRELIMINARIES

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6 star energy rating report  
Plans & specifications  
Engineering drawings & building permit  
Bushfire compliance upgrade (where applicable)

### SITE WORKS

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Concrete waffle slab & pump allowance  
Allowance for balanced cut/fill up to 300mm  
Termite treatment (Part A & B)  
Temporary fencing  
Roof guard rail/fall protection  
Crushed rock access drive

### CONNECTIONS

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Stormwater, sewer & underground power included  
Telephone & electricity standard connection fees by owner

### FRAMING

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Prefabricated pine wall frames  
Prefabricated pine roof trusses

### CEILING HEIGHT

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2440mm (8'') high to all single storey & first floor of double storey  
2590mm high to ground floor on all double storey

### PLUMBING

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Concealed plumbing  
Colorbond fascias, gutters & downpipes

### BRICKWORK

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Bricks from builders' standard range with rendered features to front elevation

### ROOFING

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Roof tiles from builders' standard range

### WINDOWS

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Feature windows to front of home & aluminum sliding windows to balance  
Window seals  
Locks to all openable windows  
Flyscreens to all openable windows

### WINDOW COVERINGS

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Holland blinds to all windows & sliding doors (excluding front door sidelights)  
Venetians to bathrooms

### INSULATION

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R2.0 batts & sisilation to external walls  
R3.5 batts to roof space (excluding garage)

### HOT WATER SERVICE

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160 litre solar hot water unit with 1 solar panel & gas booster (if no recycled water is available)  
170 litre gas hot water unit with recycled water connections (where recycled water is available to the estate)

### HEATING AND COOLING

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Gas ducted heating to all living rooms & bedrooms  
Split cycle cooling unit to family

### PLASTERWORK

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75mm cove cornice throughout

### ARCHITRAVES AND SKIRTINGS

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67mm MDF skirtings  
67mm MDF architraves

### CUPBOARDS

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Robes with melamine shelf & hanging rail  
Linen cupboard with 4 melamine shelves  
Broom cupboard with melamine shelf  
Coat cupboard with melamine shelf & hanging rail (house specific)

### DOORS

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Feature solid door to front entry  
Glazed sliding external door to laundry, family & rumpus (house specific)  
Flush panel internal doors  
Flyscreen doors to laundry, family & rumpus (house specific)

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### DOOR FURNITURE

Chrome entrance set to front door & rear garage door  
Deadbolt to front door & garage internal access door  
Chrome levers to room doors  
Chrome bar pulls to all cupboard doors  
Weatherstrip to front door & internal access door to garage door stops

### TILES

Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite & laundry.  
Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

### CARPETS

Carpet from builders' standard range to all bedrooms, robes, bedroom passage, living & rumpus (house specific)

### PAINTS

Solagard low sheen to exterior garage timber door (2 coats)  
Gloss enamel to front door (2 coats)  
Low sheen acrylic to interior walls & ceiling (2 coats)  
Gloss enamel to interior woodwork & doors (2 coats)

### ELECTRICAL

Double power points throughout  
LED downlights throughout (batten point to garage)  
External parafoods (x2)  
TV point to family room, bedroom 1 & living (if applicable)  
UHF/VHF digital ready TV antenna  
Telephone point to kitchen & bedroom 1  
Self closing exhaust fans above showers (x2)  
Safety switches (residual current devices)  
Smoke detectors (direct wired with battery back up)

### KITCHEN

Laminate base cabinets with postformed benchtops  
Pantry with 4 melamine shelves  
600mm multifunction electric oven (stainless steel)  
600mm gas cooktop (stainless steel)  
600mm canopy rangehood (stainless steel)  
Dishwasher (stainless steel)  
Double bowl sink & drainer  
Gooseneck chrome mixer tap

### LAUNDRY

Stainless steel trough & white acrylic cabinet  
Hot & cold washing machine connections  
Gooseneck chrome mixer tap

### BATHROOM AND ENSUITE

Laminate vanity cabinets with postformed benchtops  
Polished edge mirror to full width of vanities  
Square feature basins (white with chrome waste & overflow)  
Toilet suites (white with chrome flush button)  
1675mm bath (white) to bathroom  
Tiled shower base & semi framed glass pivot door with polished silver frame  
Chrome mixer taps  
Double towel rail, toilet roll holder & soap dish

### GARAGE

Concrete waffle slab floor  
Plaster lined ceiling & walls with cornice  
Colorbond panel lift door with brickwork over  
Remote control to garage door (includes 2 no. handsets)  
Internal access door  
Single weather proof ply rear door

### PORCH / ALFRESCO

Concrete waffle slab, lined ceiling, brick piers, tiled roof & downlights

### LANDSCAPING

Drought resistant garden & plants to front & rear  
instant lawn to front & rear

### FENCING

Timber paling/Colorbond fence (full share) including wing fence & gate to suit estate design guidelines

### PAVING

Coloured concrete driveway, front path & rear outdoor living area

### LETTERBOX AND CLOTHES LINE

Pre-cast concrete letterbox with colour to match house colours  
Colorbond fold out clothesline to rear yard

NOTE: APlace by Glenvill reserves the right to vary or substitute items or brand names according to availability.

# PAIG UPGRADES

## HOME AND LAND TURNKEY INCLUSIONS



### KITCHEN BENCHTOP

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Reconstituted stone bench tops Caesarstone (refer colour selection schedule) with 20mm square edge and 16mm shadow line to Kitchen in lieu of standard laminated benchtop



### BATHROOM / ENSUITE / POWDER BENCHTOP/S

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Reconstituted stone bench tops Caesarstone (refer colour selection schedule) with 20mm square edge Bathroom, Ensuite and Powder (if applicable), in lieu of standard laminated benchtops