

## QUEENSLAND

### TURNKEY INCLUSIONS

A HOME IS A HOUSE MADE FOR YOU—WITH OUR EXPANSIVE TURNKEY INCLUSIONS **APLACE BY GLENVILL** ENSURES YOU HAVE EVERYTHING YOU NEED IN OUR MOVE-IN READY HOMES.

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# 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  
Covenant & developer approvals  
Bushfire compliance upgrade (where applicable)

### SITE WORKS

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Up to Class H 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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Colorbond roof 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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Sisilation to external walls  
R3.5 batts to roof space (excluding garage)

### HOT WATER SERVICE

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20 Litre continuous flow hot water unit

### HEATING AND COOLING

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Split cycle cooling unit to family & bedroom 1

### 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)

# TURNKEY INCLUSIONS

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### DOOR FURNITURE

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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

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Ceramic floor tiles from builders' standard range to entry, family, kitchen, meals, bathroom, WC, ensuite, laundry and bedroom passage.

Ceramic wall tiles from builders' standard range to kitchen, laundry & bathroom vanity splashbacks, shower recesses & above bath.

### CARPETS

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

### PAINTS

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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

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Double power points throughout  
LED downlights throughout (batten point to garage)  
External parafloods (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

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Reconstituted stone benchtops with 20mm square edge  
Pantry with 4 melamine shelves  
600mm multifunction electric oven (stainless steel)  
600mm electric cooktop (stainless steel)  
600mm canopy rangehood (stainless steel)  
Dishwasher (stainless steel)  
Double bowl sink & drainer  
Gooseneck chrome mixer tap

### LAUNDRY

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

### BATHROOM AND ENSUITE

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Reconstituted stone benchtops with 20mm square edge  
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  
Floor wastes  
Chrome mixer taps  
Double towel rail, toilet roll holder & soap dish

### GARAGE

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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

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Exposed aggregate paving, lined ceiling, brick piers, tiled roof & downlights

### LANDSCAPING

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

### FENCING

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Timber paling/Colorbond fence (1/2 share) including wing fence & gate to suit estate design guidelines

### PAVING

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Exposed aggregate concrete to driveway, front path & rear outdoor living area

### LETTERBOX AND CLOTHES LINE

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

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