

# House with Annexure Unit

## Full 'Turn-Key' Builder Inclusions

### General Inclusions (where required)

- All standard council plans and specifications
- Standard council building application fees & certification
- Engineers Soil Report, classification & Slab Design
- QBCC insurance and other relevant fees
- Twelve (12) months maintenance period

### Site Works and Services

- Earth works to cut and fill (500mm)
- Standard slab engineer designed to H-Class
- Sewerage, drainage and stormwater connections from consumer connection point
- Water supply and single-phase power connections from consumer connection point, including sub-meters to Annexure Unit

### Termite Protection

- Termite protection as per Australian Standards AS3660.1.

### External Works

- Concrete (smooth or broom finished) driveway, paths and alfresco areas
- Electric Hot Water System - 250ltr as nominated by Builder. Separate system to Annexure Unit
- Panel lift doors with remote controls - "Contemporary" design
- 1.8m high timber paling fences to rear and side of lot (where required) with side returns & gate/s. Includes 1.8m high timber fencing to close off Annexure Unit rear yard
- Four (4) garden taps (positions determined by Builder)
- Mounded, mulched and planted garden to front yard with Concrete/Brick edging
- Turf &/or stone combination to balance of lot area (as nominated by Builder on site)
- Clothesline to side of house/annex unit yard with separate line for Annexure Unit

### External Finishes

- Face brick and/or James Hardie cladding combinations (as shown on plan)

### Roof

- Concrete roof tiles or Colorbond roof sheeting as per plan (from Builder's Range)

- Colorbond fascia and gutters
- Insulation to roof as per energy efficiency requirements

### Frame

- T2 treated pine frame to comply with Australian Standards
- R1.0 Builders Sarking to external walls (as required)
- 2400mm internal ceiling height

### Windows

- Powder-coated aluminium windows and sliding doors with keyed locks
- Clear glazing to all windows, excluding Bathroom, Ensuite & WC which are to be Obscure
- Diamond grill safety screens to all doors and windows

### Floor Covering

- Ceramic tiles from Builder's Range to Entry, Kitchen, Meals, Living, wet areas and Laundry to both the House and Annexure Unit
- Carpet from Builder's Range to all bedrooms & robes

### Internal Finishes

- Corinthian external solid core panel Entry Doors painted (gloss) with deadlock
- Corinthian internal doors - painted (Gloss)
- Brushed chrome lever door furniture
- Insulation to walls as per energy efficiency requirements
- Metal shelf and rail to all robes
- Four (4) shelves and door to all linen
- Safety switch & wired direct smoke detectors as per Australian standard
- Light, power points & switches (Builder's Range)
- Roller blinds from builder's range to all windows and sliding doors (except WC and windows in shower recess).
- TV points to Living area & Bed 1 in both House and Annexure Unit
- Ceiling fans to all bedrooms, living areas & alfresco (main house only)
- Taubmans 2-coat system

### Kitchen Inclusions

- Laminate bench tops
- Overhead cupboards as per plan
- 600mm Stainless Steel Oven, Ceramic Hotplates & Slimline Range-hood (Builder's Range – 5yr warranty)
- Stainless Steel sink to both Kitchens

- Flick mixer tap to sink
- Under bench dishwasher to both Kitchens

### Bathroom & Ensuite Inclusions

- White acrylic bath (Main House only, if shown on plan)
- 2200mm high tiled shower recess
- 2 Pak vanity with white Poly-marble top to bathroom and ensuite
- Powder-coated aluminium shower screens with clear toughened glass
- Hand-held shower rose and rail to ensuite
- Flick-mixer tap to sink
- 250mm exhaust ceiling fan

### Laundry Inclusions

- Narrow single bowl combination laundry tub and cabinet with powder coated finish
- Standard polished chrome plated laundry tub tapware, wall mounted

### Special Finishes & Upgraded Inclusions:

- Fire rated party wall designed to meet Council Standards
- Manufactured 20mm Stone Kitchen bench tops from Builder's range
- Mirrored sliding robe doors
- Double letterbox (colour to match house) – location to be confirmed to meet DA requirements
- Quality tapware from Builder's GOLD Range
- 1 x split system air conditioning unit to Living area to both dwellings
- 1 x split system air conditioning unit to Bed 1 (main house only)
- Bulkheads above overhead cupboards in kitchen to both dwellings
- Water tap to fridge cavity space (both dwellings)
- Infrastructure Charges (if applicable)

Owner/s Signature:

Builder Signature: