



ASPIRE INCLUSIONS

Key Differences

365 Day Fixed Price Tender

Independent Building Inspections

Live View Onsite Surveillance

Single point of contact throughout process

Flexibility to Design

Construction Planning

Structural Engineer Plans

Waste Management Plan

Erosion and Sediment Control Plan

Neighbour Notification Plans

Driveway Gradient Section

Engineers Soil Test

Site Contour Survey

Home Pegout by Registered Surveyor

Final Surveyor's Report

Standard Waterboard Fees

BASIX Certificate

Certification and Requirements

Home Warranty Insurance

6 Year Statutory Structural Guarantee

3 month Defect Liability Period

Complying Development Certificate Fees

Long Services Levy

Piering Certificate

Slab Certificate

Glazing Certificates

Waterproofing Compliance Certificate

Site Costs

Up to 'M' classification engineered slab

Balanced cut and fill up to 1m

Concrete pump

Structural Piering (up to 60lm)

All Weather Access

Sediment Control Fence

Type A and B Pest Control Systems

Sewer connection (within 8m)

Underground Electrical Power (3 Phase where required)

Telecommunications conduit and draw wire from boundary

Stormwater connection to Street/ Easement (within 15m)

Gas Connection (subject to availability)

Safety Temporary Fencing

Portable Site Toilet

Double planking and perimeter railing

Builders site and house clean upon construction completion

External/ Outside

Builder's Range Concrete Roof Tiled Roof including Roof Sarking

Colorbond Fascia and Colorbond Slotted Gutters

Builder's Range Face Bricks with off white mortar and ironed joints

Termite Treated Frames and Trusses engineered for 'N2' wind category

Tiled Integrated Concrete Portico

Sectional Colorbond Garage Door with 2No. Remotes

Solid feature door with glazing to Front Entry

Lanes Corvan Cambridge Entrance Set to Front Entry

Aluminium external windows and doors

R2.0 wall insulation to external living walls and internal garage walls

R4.0 ceiling insulation to living area ceilings within roof space

Barrier Wall Wrapping

Internal/ Inside

2400mm high ceilings to Single Storey

2550mm high ceilings to Ground Floor of Double Storey

2400mm high ceilings to First Floor of Double Storey

Chrome lever door handles to internal doors

Lockable keyed aluminium windows and doors

1No. Row of melamine shelving and chrome hanging rail to robes

4No. Rows of melamine shelving to Linen and Pantry

Polytec/ Mirrored sliding robe doors with aluminium frame

50mm Cove cornice throughout

67mm timber skirting and architrave

3No. Coat paint system to walls

2No. coat paint system to ceilings

2No. Coat gloss paint to timber doors and trims

Kitchen

Fisher & Paykel CG905CNGX2 900mm 5 Burner Gas on Steel

Fisher & Paykel OB90S9MEX 900mm 9 Function Built in Oven -

Brushed Stainless Steel

Fisher & Paykel HC90DCXB1 900mm Canopy Rangehood S/Steel and Black Glass

Microwave provision including single power point

Dishwasher provision including single power point and water point

Posh Solus MK3 Gooseneck Sink Mixer Chrome

Base Mk3 1 3/4 Bowl Stainless Steel Sink with 1 tap hole

Laminate base cupboards including **composite stone benchtop(s)** and tiled splashback

800mm wide laminate overhead cupboards to either side of rangehood

Bathroom, Ensuite & Water Closets

Posh Solus MK3 Basin Mixers
Base 540 Vanity Basin with 1 tap hole in White with pop up waste
Laminate vanity unit with **composite stone benchtops** and tiled splashback
Posh Solus MK3 Shower/ Bath Mixers Chrome
Base All Directional Shower Chrome
Posh Solus Bath Outlet 220mm Chrome
Framed shower screen with pivot door
Base 1560 **Freestanding Bath** in White
American Standard Heron Square Close Coupled Toilet Suite
Framed mirror above vanity basin
Wet Areas recessed to reduce step downs
Wet Area tiling and waterproofing with chrome waste
Gen X 760mm Single Towel Rail in chrome to Bathroom and Ensuite
Gen X Toilet Roll Holder in chrome
Gen X Soap Dish in chrome

Laundry

Posh Solus MK3 Sink Mixer
Base 43L Trough and Cabinet with Bypass 1 tap hole and tiled splashback
Plumbing provisions for washing machine
Wet Areas recessed to reduce step downs
Wet Area floor tiling and waterproofing with chrome waste

Staircase (if applicable)

Timber Rail with Round Stainless Steel Balusters
Closed Treads and Risers suitable for carpet finish

Balcony (if applicable)

Outdoor floor tiling and waterproofing
HR40 Picket Balustrade to Balconies

Electrical

1No. Light point with batten holder to each room
1No. Double power point to each room
1No. Television point to living area
2No. Data points
Hardwired Smoke Detector
External ducting to rangehood
External ducted ceiling fans to bathrooms

Plumbing

Internal Gas Point to Living area
26ltr Recessed instantaneous hot water unit
1No. Potable garden tap
1No. Recycled garden tap

Inclusions Effective Date – 21/03/2021

Owner 1 Name: _____ Owner 1 Signature: _____ Date: _____.

Owner 2 Name: _____ Owner 2 Signature: _____ Date: _____.